Karen Johnson Davidson County
Batch# 467303 DEEDWARR
08/31/2020 03:45:10 PM 5 pgs
Fees: $28.00 Taxes: $555.00

20200831-0098815

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 35606-07-2020 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 11th day of August, 2020.<br><br>Notary Public<br>My Commission Expires: 8-19-23 |

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Randall Sullivan<br>110 Vaden Drive<br>Nashville, TN 37211 | Randall Sullivan<br>110 Vaden Drive<br>Nashville, TN 37211 | Map and Parcel No.:<br>13303014800 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Andrew Laws, Rachel Elizabeth Laws, and Hannah Mae Laws, sole heirs at law of Michael Rankin Laws, deceased (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Randall Sullivan, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 112 Vaden Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property has never been the marital residence of any of the Grantors.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 11th day of August, 2020.

GRANTORS:

Rachel Elizabeth Laws

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Elizabeth Laws, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2020.




Notary Public
My Commission Expires:

GRANTORS (Continued):

Hannah Mae Laws

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Mae Laws, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

GRANTORS (Continued):

David Andrew Laws

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Andrew Laws, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2020.

VICTOR JOEL BRUJAN NOTARY PUBLIC STATE OF NEW YORK

VICTOR JOEL BRUJAN
Notary Public State of New York
No. 01BR6105950
Qualified in New York County
Commision Expires 2-23-2024

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Glencoe Acres, Section II, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County, more particularly described as follows:

Said Lot fronts 82 feet on the northerly side of Vaden Drive and runs back between lines measuring 185.4 feet on the westerly line, and 190.9 feet on the easterly line to a dead line in the rear measuring 82.3 feet thereon.

Being the same property conveyed to Michael Rankin Laws by Installment Deed dated November 27, 2002 from Rita Neal Laws of record in Instrument No. 20021127-0147258, Register's Office for Davidson County, Tennessee. Michael Rankin Laws having since died intestate on April 17, 2020 leaving David Andrew Laws, Rachel Elizabeth Laws and Hannah Mae Laws as his sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20200831-0098814, Register's Office for Davidson County, Tennessee. The Estate of Michael Rankin Laws was filed for Administration in Docket No. 20P667, Probate Court for Davidson County, Tennessee. Letters of Administration were issued to David Andrew Laws.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13303014800.
2. All matters appearing on the Plan of record as Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.