WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 28, 2020

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Donna Mabry**			**SEND TAX BILLS TO: Donna Mabry**			**MAP-PARCEL NUMBERS**
(NAME) 1126 BEECHS TAVERN TR			(NAME)			096-10-0-034.00
(ADDRESS) FRANKLIN	TN	37069	(ADDRESS)			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-TWO THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathie Lawing, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna Mabry, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 18, on the plan of Donelson Heights, of record in Plat Book 1424, Page 35, said Register's Office, reference to which is hereby made for a more complete description.
Being the same property conveyed to Kathie Lawing by Deed from Shamal Yaseen and Hajer Saban dated 3/18/13 and recorded in Instrument No. 20130318-0026722 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **2828B Surrey Rd, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 485914 DEEDWARR
09/29/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20200929-0112351

Witness my/our hand(s) this **28th day of September, 2020.**

Kathie Lawing

Kathie Lawing

STATE OF Tennessee

COUNTY OF Davidson

On this 28th day of September, 2020, before me personally appeared Kathie Lawing to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Kathie Lawing.

Witness my hand at office on **28th day of September, 2020.**

James A. Farley

Notary Public. My Commission Expires:

6-2-24

JAMES A FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

