Karen Johnson Davidson County
Batch# 655429 DEEDWARR
06/11/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,430.05
20210611-0079110

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$386,500.00.** Affiant Subscribed and sworn to before me, this the 10th day of June, 2021. Notary Public My commission expires: July 5, 2021 (AFFIX SEAL)

RICHELLE B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES C. PROPHET AND EMILY HAGAN PROPHET	**NEW OWNERS**	**155-15-OA-038.00**
721 Say Brook Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEFFREY A. LAWRENCE, TRUSTEE OF THE JEFFREY A. LAWRENCE LIVING TRUST DATED MARCH 3, 2020,**

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

JAMES C. PROPHET AND EMILY HAGAN PROPHET, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Plat of Correction, Stonemeade Section III, of record in Plat Book 7900, page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFF LAWRENCE AND WIFE, KAREN LAWRENCE, by deed from CENTEX REAL ESTATE CORPORATION, of record in Book 8957, page 318, dated May 11, 1993, said Register's Office. Being further conveyed to JEFFREY ADAM LAWRENCE, by quitclaim deed from KAREN BYRNE LAWRENCE, of record in Instrument No. 20120416-0032465, dated April 11, 2012, said Register's Office. Being further conveyed to JEFFREY A. LAWRENCE LIVING TRUST DATED MARCH 3RD 2020, by quitclaim deed from JEFFREY ADAM LAWRENCE, of record Instrument No. 20200317-0029253, dated March 3, 2020, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 721 Say Brook Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 10th day of June, 2021

Jeffrey A. Lawrence, Trustee

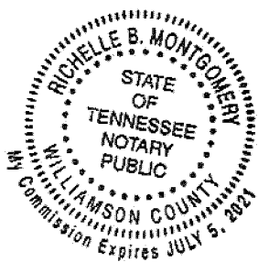
JEFFREY A. LAWRENCE, TRUSTEE OF THE JEFFREY A. LAWRENCE LIVING TRUST DATED MARCH 3, 2020,

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JEFFREY A. LAWRENCE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of the Jeffrey A. Lawrence Living Trust dated March 3, 2020 and he, as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 10th day of June, 2021.

Richelle B. Montgomery
NOTARY PUBLIC
My Commission Expires: July 5, 2021



I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.10.21 (date of document).

E Prophet

Affiant Signature

6.10.2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 10 day of June, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

