Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-6305

mail

P

WARRANTY DEED

BK: 8636 PG: 652-653
21041919

2 PGS:AL-DEED
797934
07/13/2021 - 10:30 AM

BATCH	797934
MORTGAGE TAX	0.00
TRANSFER TAX	3145.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3158.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES 3/2/26

Karen Johnson Davidson County
Batch# 678811 DEEDWARR
07/19/2021 10:34:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210719-0096362

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WA
Laura Per...
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-061222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsay J. Lane	Capstar Bank	
(NAME) 6305 Laurelwood Drive	(NAME) 2002 Richard Jones Rd	008P-B-001.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville TN 37215	158-00-0-094
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CALLAN DEE DONOHO, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDSAY J. LANE, SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY* STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: AND DAVIDSON COUNTY

Land in the Seventh Civil District of Davidson County, Tennessee and Land in the 7th Civil District of Williamson County, Being Lot 5 on the Plan of Final Plat of Laurelwood Subdivision, of record in Plat Book 4, Page 65, Register's Office for Williamson County, Tennessee.

Said Lot No. 5 fronts 163.93 feet on the Westerly side of Laurelwood Drive and runs 237.39' on the Northerly margin, 209.34' on the Southerly margin and 224.06' on the rear boundary line.

Being the same property conveyed to R.R. Townes and wife, Caldona P. Townes by Warranty deed from W.P. Russell, Sr., and W.P. Russell, Jr. d/b/a Russell Homebuilders of record in Book 206, Page 503, Register's Office for Williamson County, Tennessee, dated April 10, 1973 and recorded on April 17, 1973.

R.R. Townes appears to have died on or about January 10, 1996, leaving Caldona P. Townes as surviving tenant by the entirety.

Being the same property conveyed to Callan Dee Donoho by Quitclaim deed from Caldona P. Townes of record in Book 6497, Page 283, Register's Office for Williamson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6305 Laurelwood Drive, Brentwood, TN 37027
(House No.) (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.

Witness my/our hand(s) this the 9th day of July, 2021

Callan Dee Donoho

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Callan Dee Donoho, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

(SEAL)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON