# BOX 10-A

Name and Address of New Owner:
George Phillip Lauderback II and Tina Lynn Lauderback
502 River Rouge Drive
Nashville, TN 37209

Send Tax Bills To:
George Phillip Lauderback II and Tina Lynn Lauderback
2491 Taylor Road
Eagleville, TN 37060

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 10204003700

Karen Johnson Davidson County
Batch# 757480 DEEDWARR
11/18/2021 10:43:12 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20211118-0153602

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon McWright, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George Phillip Lauderback II and Tina Lynn Lauderback, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 687 on the Map of Charlotte Park, Section II, of record in Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of River Rouge Drive, common comer of Lots Nos. 687 and 688; thence with the line between said two lots, northeasterly 155.7 feet to a point: thence South 56 deg. 40' East 167.4 feet to a point; thence South 43 deg. 59 West 140.7 feet to a point; thence with the line between Lots Nos. 686 and 687 westerly 139 feet to a point in the easterly margin of River Rouge Drive; thence with the curve of said margin northwesterly 52.4 feet to the point of beginning.

Being the same property conveyed to Donald D. Henry, Sr, and Sharon McWright, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Donald Henry, unmarried, recorded on April 4, 2018, of record in Instrument No. 20180404-0031568, Register's Office for Davidson County, TN. Donald D. Henry, Sr., having since died on January 17, 2021 leaving property solely vested into Sharon McWright.

This is improved property known as 502 River Rouge Dr., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of November, 2021.

(SEAL)
Sharon McWright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2021, before me personally appeared Sharon McWright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2021.

Notary Signature
My commission expires: 3/3/25

DAVIDSON COUNTY DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of November, 2021.

Notary Public
My commission expires:
File No. 2021-3308

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025