WARRANTY DEED

Karen Johnson Davidson County
Batch# 767601 **DEEDWARR**
12/03/2021 03:23:04 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20211203-0160977

G-P-21-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Anne Severs and Colton Robert Stocker	**CMG Mortgage Inc.**	
(NAME) **106 Newell Avenue**	(NAME) **3160 Crow Canyon Road, Ste 400**	**044-05-0-161.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **APRIL LAWRENCE AND BRUCE LAWRENCE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN ANNE SEVERS, AN UNMARRIED WOMAN, AND COLTON ROBERT STOCKER, AN UNMARRIED MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Map of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April Lawrence and Bruce Lawrence, wife and husband, as joint tenants by Warranty deed from Wanda Williams of record in Instrument No. 201708170084485 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 17, 2017.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9377, Page 220, in the Register's Office for Davidson County, Tennessee.
- Right of Way of Newell Avenue, aka Du Pont Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Newell Avenue, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st DAY OF DECEMBER, 2021.

April Lawrence by Margaret Means, Attorney in Fact

April Lawrence by Margaret Means,
Attorney in Fact

Bruce Lawrence by Margaret Means, Attorney in Fact

Bruce Lawrence by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of APRIL LAWRENCE, and who acknowledged he/she/they executed the same as the free act and deed of the said APRIL LAWRENCE.

Witness my hand and official seal, this the 1st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRUCE LAWRENCE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRUCE LAWRENCE.

Witness my hand and official seal, this the 1st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212