Karen Johnson Davidson County
Batch# 779074 DEEDWARR
12/23/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $55.50
20211223-0169559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2021.

Notary Public

My commission expires: 4/23/2025

(Notary Stamp)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew Denton	Andrew Denton	053-12-0-007.00
123 Hamblen Ave.	123 Hamblen Ave.	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Laurentco Properties LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew Denton, married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 4th Civil District of said County, and being part of the property shown on a map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office for said County, and described more particularly as follows:

The property herein conveyed is shown on said map, but it is not subdivided and said lot begins at the northeasterly corner of Lot No. 14, Block "D" as shown on said map and runs northerly in a continuation of the line between Lots 14 and 15 of Block "D" to the southerly line of the Tennessee Central Railroad right-of-way, 165 feet, more or less; thence westerly 90 feet along the said right-of-way of the Tennessee Central Railroad; thence southerly and parallel to the first course, 165 feet, more or less; thence easterly 90 feet to the point of beginning.

Being a portion of the same property conveyed to Laurento Properties LLC by Warranty deed from Ferrell Realty LLC of record in Instrument No. 20161206-0127919 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on December 06, 2016.

This is unimproved property known as **2927 Lawrence Court, Old Hickory, TN 37138-2633.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of December, 2021.

Laurentco Properties LLC

as ch'd manager

Stephen C. Nault - ~~Member~~ Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Stephen C. Nault, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Laurentco Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Stephen C. Nault as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this 17th day of December, 2021.

Notary Public
My Commission Expires: 4/17.23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000596-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/20/2021 (date of document).

Affiant Signature

12/20/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of Dec., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

