Karen Johnson Davidson County
Batch# 802822 **DEEDWARR**
02/09/2022 12:39:01 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220209-0015050

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of January, 2022.

NOTARY PUBLIC

My commission expires: 9-16-23

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Proverbs Homes, LLC	New owner	135090007.00
(NAME)	(NAME)	
5629 Deer Valley Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey L. Laughlin and wife, Kelly M. Laughlin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Proverbs Homes, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Plan of Una Manor, Section Two, of record in Book 2900, page 95, 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 JEFFREY L. LAUGHLIN AND WIFE, KELLY M. LAUGHLIN, by deed from WILLIE BAKER, UNMARRIED, of record in Book 9083, page 138, dated September 14, 1993, said Register's Office.

This property is __unimproved _X_improved property known as: 2022 Forges Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of January, 2022.

Jeffrey L. Laughlin

Kelly M. Laughlin

STATE OF Kentucky
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey L. Laughlin and Kelly M. Laughlin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of January, 2022.

Notary Public
My Commission Expires: 02/18/2026

BERTIE V. POLLOCK NOTARY PUBLIC STATE AT LARGE, KENTUCKY ID # KYNP42033 My Commission Expires Feb. 18, 2026