Karen Johnson Davidson County
Batch# 835748 DEEDWARR
04/06/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20220406-0040045

WARRANTY DEED

2022-56

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 day of March, 2022.

(Affix Seal) Notary Public
My Commission Expires:

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Peter Warren and Taylor Warren 227 Oceola Avenue, #9 Nashville, TN 37209	NEW OWNER Peter Warren & Taylor Warren 227 Oceola Ave #9 Nashville, TN 37209	091140F002.00

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, I/we, **John Lauer and Shari Lauer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Peter Warren and Taylor Warren, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described real estate, situated and being in Metropolitan Nashville and Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by the Declaration in Instrument No. 20171009-0103163, Register's Office of Davidson County, Tennessee, said Unit being depicated on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John Lauer and Shari Lauer, husband and wife from Alabaster West, LLC, a Tennessee limited liability company by Warranty Deed dated March 27, 2020 and recorded April 23, 2020, in Instrument #20200423-0042586, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 227 Oceola Avenue, #9, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 24 day of March, 2022.

John Lauer

Shari Lauer

State of Arizona
County of Maricopa

Personally appeared before me, Elias Bunn a Notary Public in and for said County and State, the within named John Lauer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of March, 2022.

Notary Public
My Commission Expires: 06/29/2025

ELIAS BUNN
Notary Public - Arizona
Maricopa County
Commission # 609075
My Commission Expires June 29, 2025

State of
County of

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Shari Lauer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of March, 2022.

Notary Public
My Commission Expires:

20220406040045

Witness my/our hand(s) this 24 day of March, 2022.

John Lauer

Shari Lauer

State of
County of

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named John Lauer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ____ day of March, 2022.

Notary Public
My Commission Expires:

State of Florida
County of Collier

Personally appeared before me, Shari Lauer a Notary Public in and for said County and State, the within named Shari Lauer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of March, 2022.

Notary Public
My Commission Expires: March 12 2024

JARED LEE SANBORN
NOTARY
My Comm. Expires
March 12, 2024
No. GG 969186
PUBLIC
STATE OF FLORIDA

Tennessee Certification of Electronic Document

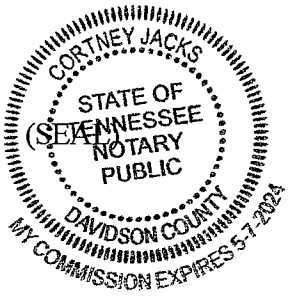
I, Christine Sisson do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/24/22 (date of document).

Affiant Signature

3/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of March, 2022.



(SEAL)

Notary's Signature
My Commission Expires: