This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16632-CD

Karen Johnson Davidson County
Batch# 840465 DEEDWARR
04/18/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20220418-0044149

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $426,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2022.

Notary Public
My Commission Expires: 3/21/2025

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mauricio Garces and James Joseph Garces 3853 Lake Aire Dr. Nashville, TN 37217	CMG Mortgage dba CMG Financial 3160 Crow Canyon Rd., Ste 400 San Ramon, CA 94583	136 03 0 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kay L. Lawrence, unmarried, also known as Kay E. Lawrence,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mauricio Garces, unmarried and James Joseph Garces, unmarried,** hereinafter called the Grantees, their heirs and assigns, a 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. 99 on the Re-Subdivision of Lots 98 & 99, Priest Lake Park, Section Two, as of record in Plat Book 4470, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Less and except that portion of Lot 99 that became a part of Lot 98 by Order of record in Book 4957, Page 393, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry Vann Lawrence Jr. and Kay E. Lawrence, husband and wife, by Warranty Deed from Matthew Johnson and wife, Tommi Johnson, of record in Instrument No. 20100302-0016035 in the Register's Office of Davidson County, Tennessee, dated February 26, 2010 and recorded on March 02, 2010. The said Harry Vann Lawrence, Jr. having since died on October 14, 2021, leaving Kay E. Lawrence as surviving Tenant by the Entirety. Kay L. Lawrence and Kay E. Lawrence are one in the same.

This is improved property located at: **3853 Lake Aire Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 7th day of April, 2022.

GRANTOR:

Kay L. Lawrence, aka Kay E. Lawrence

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kay L. Lawrence aka Kay E. Lawrence, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of April, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **Doné Oglesby**, 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 **April 7, 2022**.

Date

Affiant Signature

04/11/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY