This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-17021-AP

Karen Johnson Davidson County
Batch# 849836 DEEDWARR
05/03/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20220503-0051016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $391,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2022.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3.7.23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ian R, Lawrence 1222 Coarsey Dr. Nashville, TN 37217	CANOPY MORTGAGE 360 TECHNOLOGY CT, STE 200 LINDON, UT 84042	107-13-0-038

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew Stoutenburg and Blake Weldon,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ian R. Lawrence, a single person**, hereinafter called the Grantee(s), his/her/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, and being Lot No. 330 and the westerly 100 feet of Lot 331, a resubdivision of part of T.F. Connolly Lands Miro Meadows, Second Addition, as recorded in Book 1424, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 330 and the westerly 100 feet of Lot No 331 front together 190 feet on the northerly side of Coarsey Drive and extends back between lines 185.2 feet on the westerly side and 170 feet on the easterly side to irregular line in the rear measuring 194.6 feet thereon.

Being the same property conveyed to Andrew Stoutenburg and Blake Weldon, as tenants in common with right of survivorship by Warranty Deed from New Leaf Investments, LLC, a Tennessee limited liability company, dated January 26, 2021, recorded January 27, 2021, of record in Instrument No. 20210127-0012289, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **1222 Coarsey 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 Grantee 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 21st day of April, 2022.

GRANTOR:

Andrew Stoutenburg

Blake Weldon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Stoutenburg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of April, 2022.

Notary Public
My Commission expires: [redacted] 11-6-2024
JM

STATE OF Michigan
COUNTY OF Wayne

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blake Weldon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of April, 2022.

Notary Public
My Commission expires: 12-11-23

BRADLEY C. STEPHENSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 12-11-2023
Acting in the County of Wayne

STATE OF MICHIGAN

202205030051016

True Copy Certification

I, **Kaz Arbogast,** 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 this the 21st day of April, 2022.

Affiant Signature
Date 04/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024