WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Better Real Estate, LLC	Better Real Estate, LLC	Parcel ID: 095-09-0-049.00-000
(NAME) 2005 Lebanon Pike	(NAME) 2005 Lebanon Pike	
(ADDRESS) Nashville TN 37210	(ADDRESS) Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas Raymond Lawson** and Curtis A. Lawson, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Better Real Estate, LLC**, 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:

The following described real estate, situated in the County of Davidson, State of Tennessee, and being more particularly described as follows, to-wit:

Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, Page 111, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Quin Circle at the corner of lots Nos. 3 and 20; thence with the line between Lots Nos. 2, 3 and 20 Southwesterly 200 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwesterly 275 feet to the southeasterly margin of Lebanon Pike; thence with the same northeasterly 173.60 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 40.60 feet to the southwesterly margin of Quin Circle; thence with the same southeasterly 248.65 feet to the beginning.

Karen Johnson Davidson County
Batch# 854142 DEEDWARR
05/12/2022 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20220512-0054640

Being the same property conveyed to Marie J. Lawson, By Warranty Deed from WL & MC Development, LLC, a Tennessee limited liability company dated August 18, 2011 recorded October 05, 2011, of record as Instrument No. 20111005-0077144 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Thomas Raymond Lawson, and Curtis A. Lawson, By Gift Deed from Marie J. Lawson, a widow, reserved a Life Estate to Herself dated October 26, 2012 recorded February 04, 2013, of record as Instrument No. 20130204-0010989 Register's Office for Davidson County, Tennessee.
The subject property is not the primary resident of the Grantors, theirs spouses or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2005 Lebanon Pike, Nashville, TN 37210

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. 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 our hands this 28 day of APRIL, 2022

Thomas Raymond Lawson

STATE OF TENNESSEE

COUNTY OF HAMILTON

I, JD WILLIAMON, a Notary Public for the County of HAMILTON and State of, do hereby certify that Thomas Raymond Lawson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

J.D. Williamson
STATE OF TENNESSEE NOTARY PUBLIC
County of Hamilton

My Commission Expires: NOV, 5 2025

(SEAL)

Curtis A. Lawson

Curtis A. Lawson

STATE OF South Carolina

COUNTY OF Aiken

I, Lisa Hofmann Travis, a Notary Public for the County of Aiken, SC and State of, do hereby certify that Curtis A. Lawson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 01·11·2031

(SEAL)

LISA HOFMANN TRAVIS
My Commission Expires
NOTARY PUBLIC
January 11, 2031
STATE OF SOUTH CAROLINA

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 28, 2022**.

Date

Affiant Signature

05/04/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **May**, 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