WARRANTY DEED

Karen Johnson Davidson County
Batch# 879019 DEEDWARR
06/27/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220627-0073687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P22-4772-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Andrew Francy	David Andrew Francy	115-10-0-034.00
(NAME)	(NAME)	
6508 Cornwall Drive	6508 Cornwall Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SANDRA D. LAURIE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID ANDREW FRANCY, 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. 195 on the Plan of Resubdivision of Lots 182, 183, 193, 194, 195 and 195-A, Section Two, West Meade Estates, of record in Plat Book 3500, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher S. Laurie and wife, Sandra D. Laurie by Warranty Deed

from James P. Hiller and Michelle B. Hiller of record in Instrument No. 20070605-0067143 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 05, 2007.

Being the same property conveyed to Sandra D. Laurie, unmarried by Quit Claim deed from Christopher S. Laurie, unmarried of record in Instrument No. 202109210126643 Register's Office for Davidson County, Tennessee, dated June 14, 2021 and recorded on September 21, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6508 Cornwall Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of June, 2022.

Sandra D. Laurie

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D. Laurie, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand this 22nd day of June, 2022.

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Jan 8, 2024

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6/22/2022 (date of document).

Date: 6/23/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON