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(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $2,062,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2022. Notary Public My commission expires:

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 885565 **DEEDWARR**
07/07/2022 03:46:02 PM 2 pgs
Fees: $13.00 Taxes: $7,629.40
20220707-0078673

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madonna C. Daniel	**Madonna C. Daniel**	**130-04-0-085.00**
4217 Wallace Lane	**4217 Wallace Lane**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen N. Lurey and wife, Aimee C. Lurey

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Madonna C. Daniel

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Sneed Estates, as of Record in Book 2133, Pages 10 and 11, Register's office for Davidson County, Tennessee.

Said Lot No. 39 fronts 136 feet on the westerly side of Wallace Lane and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Stephen N. Lurey and wife, Aimee C. Lurey by Warranty deed from Clarence Beaman, III and wife, Susan Lee Singleton Beaman of record in Book 10341, page 348, Register's Office for Davidson County, Tennessee.

This is improved property known as **4217 Wallace Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of July, 2022.

Stephen N. Lurey

Aimee C. Lurey

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, Stephen N. Lurey and Aimee C. Lurey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of July, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-000677-528