Karen Johnson Davidson County
Batch# 915020 DEEDWARRSP
09/09/2022 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220909-0101332

Certificate of Authenticity

I, Christine Wakeman, 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 September 9, 2022.

Date

Christine Wakeman

Affiant Signature

9/9/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 9th day of September, 2022.

Linda Pope

Notary's Signature

My Commission Expires: 01-31-2025

Date

Notary's Seal (if on paper)

LINDA POPE
Notary Public, State of Texas
Notary ID 402439-9
My Commission Exp. 01-31-2025

Prepared by and when recorded return to:

Christine S. Wakeman
2728 N. Harwood St., Suite 500
Dallas, Texas 75201

No oath of value or consideration required as provided in T.C.A. §67-4-409(a)(5)

SPECIAL WARRANTY DEED

NEW OWNER ADDRESS:
Brent W. Lane &
Mary Ann Lane, Trustees of the
Lane Family Revocable Trust
1229 Ripple Creek
Houston, TX 77057

SEND TAX BILLS TO:
New Owner

MAP / PARCEL NO.:
117130B03300CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, BRENT W. LANE and wife, MARY ANN LANE, the GRANTORS herein, have bargained and sold, and by these presents do hereby transfer and convey unto:

Brent W. Lane and Mary Ann Lane, Trustees of the LANE FAMILY REVOCABLE TRUST, the GRANTEE herein, its successors and assigns, in fee simple absolute, a certain tract or parcel of land located in Davidson County, State of Tennessee, and more fully described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Abbottsford, Phase One of record in Book 6250, pages 419-421, as amended in Book 6771, page 683, Book 6755, page 264 and Book 6800, page 164, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brent W. Lane and wife, Mary Ann Lane by Warranty Deed from Daniel W. Drake and wife Heidi Drake, dated June 5, 2015 and recorded on June 8, 2015 of record in Instrument No. 20150608-0053683, Register's Office for Davidson County, Tennessee.
>
> Being improved real property known as 130 Abbottsford, Nashville, Tennessee 37215.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 6250, pages 419-421, as amended in Book 6771, page 683, Book 6755, page 264 and Book 6800, page 164, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8267, page 254, Book 9381, page 876, Book 6928, page 934, Book 10458, page 810, Instrument No. 20010330-0030930, Register's Office, which sets

forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, its successors and assigns, against the lawful claims of all persons WHOMSOEVER. ALL warranties of GRANTORS herein contained are expressly limited to those persons or parties claiming by, through or under GRANTORS and not otherwise, and WITHOUT RECOURSE against GRANTORS for any and all disclosed defects in the condition of the property.

No abstract of title, title search, or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided to preparer.

Witness our hands this 2nd day of September, 2022.

BRENT W. LANE

MARY ANN LANE

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F)

THE STATE OF Texas §
§
COUNTY OF Harris §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENT W. LANE and wife, MARY ANN LANE, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument, for the purposes therein contained.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of September, 2022.

[SEAL]

SARAH MEZO
NOTARY PUBLIC
STATE OF TEXAS
ID 131842648
EXP. 01-04-2023

Notary Public