36289-8

Box 14

Karen Johnson Davidson County
Batch# 930742 DEEDWARR
10/18/2022 09:19:28 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20221018-0113557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Victoria Moor Gambrell		Parcel ID: 119 02 0 044.00
(NAME) 1912 B Hutton Dr	(NAME) 1912 B Hutton Dr	
(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, **Fritz Daryl Lane, Jr., an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victoria Moor Gambrell, un married individual**,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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Cunningham Heights, as of record in Book 2331, Page 76, Register's Office for said County.

Said Lot 11 fronts 70 feet on the North side of Garwood Drive and runs back between lines, 162.34 feet on the West line and 169.37 feet on the East line to a dead line in the rear measuring 81.42 feet thereon.

Being the same property conveyed to Charles Edward Lane and wife, Dorothy M. Lane from Carl Batson, Inc. by Warranty Deed dated December 29, 1955 and recorded on January 4, 1956 in Book 2487, Page 499, Register's Office for Davidson County, Tennessee. The said Charles Edward Lane having since died leaving Dorothy M. Lane as the surviving tenant by the entirety.

Further being the same property conveyed to Daryl Lane, Jr., Unmarried from Dorothy M. Lane, a widow by

Warranty Deed dated March 31, 2004 and recorded on April 7, 2004 in Instrument No. 20040407-0039609, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fritz Daryl Lane Jr., an unmarried man from Fritz Daryl Lane, Jr., aka Daryl Lane Jr., an unmarried man by Quitclaim Deed dated February 18, 2015 and recorded on March 4, 2015 in Instrument No. 20150304-0018862, Register's Office for Davidson County, Tennessee.

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 206 Garwood Drive, 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 14th day of October, 2022

Fritz Daryl Lane, Jr.

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Fritz Daryl Lane, Jr., an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2022.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY