WARRANTY DEED

Karen Johnson Davidson County
Batch# 965479 DEEDWARR
01/30/2023 09:37:10 AM 2 pgs
Fees: $13.00 Taxes: $92.50

20230130-0006682

BS-C4K-23-3202

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Smith	**New Owner**	
(NAME)	(NAME)	**050-14-0-055.00**
140 Cecil Rd		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR LAWSON AND JAMAAL BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON SMITH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, Tennessee, described as follows, to wit:

Being Reserved Parcel N, as shown on the plan of Parkwood Estates, Section 4, a plan of which is of record in Book 3300, pages 79 and 80, said Register's Office, to which plan reference is here made for a more particular and complete description.

Being a portion of the same property conveyed to Lewis Gaines, Trustee by Warranty Deed from Leah J. Carter of record in Book 3069, page 151 Register's Office for Davidson County , Tennessee, dated May 03, 1960 and recorded on May 03, 1960.

Being a portion of the same property conveyed to Lewis Gaines, Trustee by Warranty Deed from John L. Moore, John L. Moore, Jr. and Nell R. Moore of record in Book 3069, page 261 Register's Office for Davidson County , Tennessee, dated May 04, 1960 and recorded on May 04, 1960.

Being a portion of the same property conveyed to Charles A. Wheeler, Jr. by Quitclaim Deed from Lewis Gaines, Trustee of record in Book 5670, page 331 Register's Office for Davidson County , Tennessee, dated October 08, 1980 and recorded on October 28, 1980.

Being a portion of the same property conveyed to Jon L. Norris d/b/a JLN Management by Quitclaim Deed from Charles A. Wheeler, Jr., Trustee of record in Book 10765, page 434 Register's Office for Davidson County , Tennessee, dated January 21, 1998 and recorded on January 22, 1998.

Being a portion of the same property conveyed to Kimberly S. Tucker by Quitclaim Deed from Jon L. Norris d/b/a JLN Management of record in Book 11463, page 876 Register's Office for Davidson County , Tennessee, dated April 23, 1999 and recorded on May 05, 1999.

Being a portion of the same property conveyed to Arthur Lawson and wife, Levada Lawson and Jamaal Brown by Quitclaim Deed from Kimberly S. Tucker of record in Instrument Number 200006050055590, Register's Office for Davidson County, Tennessee, dated June 02, 2000 and recorded on June 05, 2000.

Levada Lawson, having since died August 27, 2012 leaving Arthur Lawson and Jamaal Brown as sole tenants by the entirety.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3434, Page 270, amended in Book 3616, Page 269 and Book 3702, Page

519, in the Register's Office for Davidson County, Tennessee
• Sewer Treatment Plant and Sewer Line Easement of record in Book 3177, Page 327 and Assignment of Easement in Book 5219, Page 135, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance for Water Main of record in Book 4049, Page 514, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3202 Doverside Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF JANUARY, 2023.

Arthur Lawson

Jamaal Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR LAWSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMAAL BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212