Karen Johnson Davidson County
Batch# 966614 DEEDWARR
02/03/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20230203-0007945

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 523
Goodlettsville, Tennessee 37070
615-859-1328

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$338,000.00**

Subscribed and sworn to before me this 31 day of January, 2023.

**Notary Public** **Affiant**
My Commission Expires: 9-6-26

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Charles L. Head & Leesa B. Head**<br>**917 Vantrease Road**<br>**Madison, TN 37115** | **4427 Saunders Ave.**<br>**Nashville, TN 37216** | **051-03-0-142.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **RICHARD DOYLE LAWRENCE AND JOHNNY A. LAWRENCE, HEIRS AT LAW OF SAMMY JEAN LAWRENCE,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES L. HEAD AND LEESA B. HEAD,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to TRAVIS M. LAWRENCE AND WIFE, SAMMY J. LAWRENCE, by deed from HOWARD HARRIS AND WIFE, MIRCELLA T. HARRIS, of record in Book 9327, page 695, dated April 20, 1994, said Register's Office. The said Travis M. Lawrence having since died on or about October 15, 2020, leaving Sammy J. Lawrence the surviving tenant by the entirety. The said Sammy J. Lawrence died intestate on or about May 7, 2021 leaving said property to RICHARD DOYLE LAWRENCE AND JOHNNY A. LAWRENCE, HEIRS AT LAW OF SAMMY JEAN LAWRENCE. For further reference see Affidavit of Heirship of record in Instrument No. 202302030007944, said Register's Office.**

**This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-307 or other applicable statute.**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of January, 2023.

Richard Doyle Lawrence

**RICHARD DOYLE LAWRENCE**

**JOHNNY A. LAWRENCE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **RICHARD DOYLE LAWRENCE,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of January, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **JOHNNY A. LAWRENCE,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of January, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-31-23.

Affiant Signature

2-3-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY