Karen Johnson Davidson County
Batch# 992836 DEEDWARR
04/17/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230417-0027993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 03/09/2027

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-23-4332

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Smith	Rebecca Smith	
(NAME)	(NAME)	
4307 Dakota Avenue	1721 Woodsong DR	091-16-0M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joshua Lawrenz, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Smith, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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:

Unit A as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 4307 Dakota Avenue ("Declaration"), a horizontal property regime with private elements, of record in Instrument Number 20200102-0000225, as amended in Instrument Number 20200108-0002734 and Instrument Number 20200221-0019707, in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the Second Amendment to the aforementioned Declaration of record in Instrument Number 20200221-0019707, in the Register's Office for Davidson County, Tennessee, all to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Joshua Lawrenz, unmarried by Warranty Deed from Keith A. Bolton of record in Instrument Number 20201130-0139030, Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 30, 2020.

Paige Allison Lawrenz, wife of Joshua Lawrenz, joins in the execution of this deed to convey any and all marital interest she has in the property.

This is property more commonly known as 4307 Dakota Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14 day of April, 2023.

Joshua Lawrenz

Paige Allison Lawrenz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of April, 2023, before me personally appeared Joshua Lawrenz and Paige Allison Lawrenz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 17, 2023**.

Date

D Hardwick

Affiant Signature

April 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026