Karen Johnson Davidson County
Batch# 998277 DEEDWARR
05/01/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20230501-0032099

Name and Address of New Owner:
TDG Properties, LLC
751 Plantation Blvd
Gallatin, TN 37066

Send Tax Bills To:
NEW OWNER
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-11-0A-044-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark A. Lawrence and Amy K. Lawrence, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TDG Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, Being Unit F-1, Phase VI, Hickory Place Condominiums of record in Amendment to Master Deed of Hickory Place Condominiums in Book 7015, Page 192, and referred to as Exhibit "C" found at Page 195. Unit F-1 being part of the Unit Plan for Phase 2-8, Section 1, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County Tennessee, to which Plat reference is being made for a more complete description thereof

Being the same property conveyed to Mark A. Lawrence and Amy K. Lawrence, husband and wife, by Warranty deed from Darin T. Penner, an unmarried man, of record in Instrument No. 20180403-0031125, Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 03, 2018.

This is improved property known as 350 Hickory Place, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of April, 2023.

_____(SEAL)
Mark A. Lawrence

_____(SEAL)
Amy K. Lawrence

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark A. Lawrence and Amy K. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2023.

SYLENE D ISAAC
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 9, 2026

_____
Notary Public
My commission expires: July 9, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of April, 2023.

_____
Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-23-2714

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.27.23 .

Affiant Signature

4.27.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of April, 2023.

Notary Signature

My Commission Expires: 05/09/2026

