Karen Johnson Davidson County
Batch# 1003106 DEEDWARR
05/15/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230515-0035942

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#2902-143B

ADDRESS NEW OWNER:
Lauren Davidson
600 Old Lebanon Dirt Road
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank NA
9780 South Meridian Boulevard
Englewood, CO 80112

Parcel ID:
086-04-0-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Brownell and Candance Brownell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Lauren Davidson, a single person,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Page 517, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 143 fronts 110 feet on the southerly margin of Old Lebanon Dirt Road and extends back 151.18 feet on the westerly line and 142.68 feet on the easterly line to a dead line in the rear measuring 52.68 feet thereon.
>
> Being the same property conveyed to Dorothy A. Edwards by deed from Randall Phillips Builders, Inc. dated October 17, 1984 and of record in Book 6406, page 110, Register's Office for Davidson County, Tennessee. Dorothy A. Edwards conveyed the property to Michael E. Walker and wife, Cynthia C. Walker by deed dated June 6, 2022 and of record as Instrument No. 20220614-0067341, said Register's Office. Michael E. Walker and wife, Cynthia C. Walker conveyed the property to Charles Brownell and wife, Candace Brownell by deed dated November 22, 2022 and of record as Instrument No. 20221122-0123795, said Register's Office.
>
> This property has never been the marital residence of GRANTORS.

This is improved property known as 600 Old Lebanon Dirt Road, Hermitage, TN 37076. Possession is to be given on May 12, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of May, 2023.

Charles Brownell

Candance Brownell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Brownell and Candance Brownell,** the bargainors, 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 office this 12th day of May, 2023.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 4-26-26

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 5/12/23.

John M. Lee, Attorney

Date: 5/12/23

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12 day of May 2023.

Notary Public

J.S. BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
12-02-2023