PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1019748 **DEEDWARR**
06/27/2023 02 36 26 PM 3 pgs
Fees $18 00 Taxes $12,580 00
20230627-0048919

Ivey Title, LLC Ref: (DL) Title No.: 63180
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Blake Laurino Mackenzie Laurino 4017 Sunnybrook Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13003012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jamie Alexander Hartman and Rebecca Hartman, as Co-Trustees of The Jamie and Rebecca Hartman Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blake Laurino and Mackenzie Laurino, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Royal Oaks - Veever's Addition Lot 8, Revision 2 of record in Plat at Instrument No. 20130722-0075235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Alexander Hartman and Rebecca Hartman, as Co-Trustees of the Jamie and Rebecca Hartman Family Trust, by Warranty Deed from Jason Jodway and Melissa Jodway, as Co-Trustees of the Jason and Melissa Jodway Revocable Trust U/A dated August 9, 2018, dated July 9, 2021 and recorded July 12, 2021, of record in Instrument No. 20210712-0093460, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Instrument No. 20130722-0075235, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4145, page 439, said Register's Office.

This is improved property, known as 4017 Sunnybrook Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2023.

The Jamie and Rebecca Hartman Family Trust

By: Jamie Alexander Hartman
Jamie Alexander Hartman, Co-Trustee

Rebecca Hartman
Rebecca Hartman, Co-Trustee

State of Florida

County of okaloosa

On this 19th day of June, 2023, before me the undersigned authority, personally appeared Jamie Alexander Hartman and Rebecca Hartman, as Co-Trustees of The Jamie and Rebecca Hartman Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Both signers provided PR Card for ID

Ozella mae Moore
Notary OZELLA MAE MOORE

My Commission Expires: 06/13/2027

OZELLA MAE MOORE
Notary Public - State of Florida
Commission # HH 391605
Expires on June 13, 2027

Notarized online using audio-video communication

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00.

Denise Woods
Affiant

Sworn and subscribed before me this 23rd day of June, 2023.

Debra Leist
Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

CERTIFICATE OF AUTHENTICITY

I, Christy W. Ivey, do hereby attest and affirm that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Ivey Title, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public for said State and County, Christy W Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

