(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026627 DEEDWARR
07/14/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230714-0054166

File #23-PA-3814-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-14-26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valarie Allyn Bienas	**New Owner**	
(NAME)	(NAME)	**116 08 0 122.00**
3814 Auburn Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM BRYAN STATHAM, JR., A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALARIE ALLYN BIENAS, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block C on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 85.5 feet on the Northerly margin of Auburn Lane and extends back 220.1 feet on the Easterly line and 251 feet on the Westerly line, to the Southerly line of Lot No. 7, measuring 75.6 feet thereon.

Being the same property conveyed to William Bryan Statham, Jr., by Warranty Deed from Monika Schmidt, unmarried, of record in Instrument No. 20210712-0093173, in the Register's Office of Davidson County, Tennessee, dated July 06, 2021 and recorded on July 12, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Lane Homesites, as recorded in Book 1130, Page 13.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3956, Page 993.

* Any and all existing utility easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3814 Auburn Lane, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd day of June, 2023.

William Bryan Statham, Jr. by Loy Carney, Attorney In Fact

William Bryan Statham, Jr. by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of William Bryan Statham, Jr. and acknowledged that he executed the same as the free act and deed of the said William Bryan Statham Jr.

Witness my hand, at office, this 23rd day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 June 23, 2023.

Date

Affiant Signature

June 23, 2023
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY