WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027013 DEEDWARR
07/17/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230717-0054816

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

File #23-PA-0247-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2027
(AFFIX SEAL)

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)
Carson Greenway	**Nations Direct Mortgage, LLC**	
(NAME)	(NAME)	
247 Duling Avenue	**P.O. Box 961292**	**043 09 0 244.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Fort Worth, TX 76161-0292**	
(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, **SALLY LOTT, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARSON GREENWAY, A SINGLE 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 the West 60 feet of Lot No. 30 of Block B on the Plan of Woodlawn Estates, of record in Book 843, Page 82, said Register's Office, to which reference is hereby made of a more complete description.

Said part of said lot fronts 60 feet on the Northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Sally Besuden, unmarried, by Warranty Deed from Carter Bolling, a single man, of record in Instrument No. 20170119-0005798, in the Register's Office of Davidson County, Tennessee, dated January 13, 2017 and recorded on January 19, 2017.

The said Sally Besuden having since married is now known as Sally Lott.

This conveyance is subject to:
* Taxes for year 2023 and subsequent
* Plat of Woodlawn Estates, as recorded in Book 843, Page 82, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **247 Duling Avenue, Madison, TN 37115**.

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 17th day of July, 2023.

Sally Lott

Hal Lott

The said Hal Lott joins herein to convey any and all marital interest Hal Lott may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared SALLY LOTT and HAL LOTT, 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.

Witness my hand, at office, this 17 day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, **Pam Autry,** 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 this the 17 day of July, 2023.

Affiant Signature
Date 7-17-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

