Karen Johnson Davidson County
Batch# 1028643 DEEDWARR
07/20/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230720-0055992

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$460,000.00~~.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 19th day of July, 2023.

Brooke Hicks
Notary Public
My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Hansen 7277 Charlotte Pike #301 Nashville TN 37209	New Owner	Tax Parcel ID No. 114 08 0C 152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Paul Lawton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Hansen, a married man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 148 of West Park, Phase 3, of record in Instrument No. 20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park of record in Instrument No. 20041221-0151636, further amended in Instrument No. 20050222-0018812 and as amended by Second Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward Paul Lawton, a single man, by Warranty Deed from Holly Bahrenburg and John Bahrenburg, wife and husband, of record in Instrument No. 20191004-0101942, in the Register's Office of Davidson County, Tennessee, dated September 26, 2019, and recorded on October 04, 2019.

Anna Lawton joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above referenced property as spouse of Edward Paul Lawton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Planned Unit Development Boundary Plat, West Park, as recorded in Instrument No. 20040624-0075136.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park, Phase 3, as recorded in Instrument No. 20060202-0012968.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541 as further amended in Instrument No. 20041221-0151636; Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378.

Overhang Easement, recorded in Book 6301, Page 684.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922.

This is improved property located at 7277 Charlotte Pike #301 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2023.

Edward Paul Lawton

Edward Paul Lawton

Anna Lawton

Anna Lawton

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Paul Lawton and Anna Lawton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2023.

Kirstin R Rew

Notary Public
My Commission Expires: 3-15-26

KIRSTIN R REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
March 15, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023