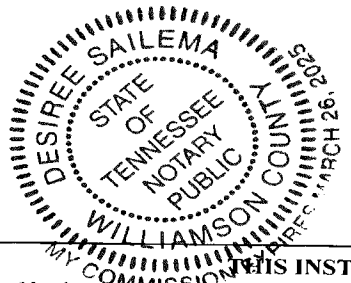
Karen Johnson Davidson County
Batch# 1029016 DEEDWARR
07/20/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230720-0056119

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Law Eh and Paw Eh Thaw	New owners	
(NAME)	(NAME)	
3801 Faulkner Drive	Same	148-05-0-212-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4913		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAWRENCE ELKIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAW EH AND PAW EH THAW**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 19 on the Plan of Hillbrook Subdivision, Section 7 of record in Plat Book 3842, Page 249, 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 Forrest Fults, Jr. and wife, Shirley Ann Fults by Warranty deed from Cheek & Jones, Inc., a Tennessee corporation of record in Book 4503, page 190, Register's Office for Davidson County, Tennessee, dated May 28, 1971 and recorded on May 28, 1971. Forrest Fults died November 8, 1993, leaving Shirley Ann Fults as the surviving tenant by the entirety. Shirley Ann Fults died June 11, 2022, her estate being administered through Davidson County Probate Court, Docket No. 22P1764.

Being the same property conveyed to Lawrence Elkin by Warranty Deed from Millard Ray Fults, Lisa Ann Fults, Forrest Allen Fults and Billy Gene Franks, Heirs and Devisees of the Estate of Shirley Ann Fults, of record as Instrument Number 20221213-0129334, Register's Office for Davidson County, Tennessee, dated December 7, 2022 and recorded on December 13, 2022. This was not the primary residence of the herein named Grator.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3801 Faulkner Drive, Nashville, TN 37211-4913
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of July, 2023

LAWRENCE ELKIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Elkin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **07/17/23** (date of document).

Affiant Signature

07/20/23

Date

State of Tennessee

County of **Williamson**

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

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

