Karen Johnson Davidson County
Batch# 1042884 DEEDWARR
08/25/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230825-0066631

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*

Ivey Title, LLC Ref: (DL) Title No.: 63243
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Edward Laux Karen Laux 8009 Meadow View Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 15609003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$785,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Still Family Trust, Thomas R. Still and Lynne A. Still, as Trustees,** hereinafter called the **Grantor,** have bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Edward Laux and Karen Laux, 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. 21 on the Plan of Templegate, Section 3, of record in Book 8250, page 868, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to The Still Family Trust, Thomas R. Still and Lynne A. Still, as Trustees, by Warranty Deed from Robert B. Batson and Lauwana A. Batson, husband and wife, dated March 31, 2014 and recorded on April 9, 2014, of record in Inst. No. 20140409-0029438, 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, with Owner's Certificate, of record in Book 8250, page 868, said Register's Office, which Plan shows minimum building setbacks line and easements, to which Plan reference is made for a more complete description; Restrictions of record in Book 6766, page 754, said Register's Office.

This is improved property, known as 8009 Meadow View Drive, Nashville, TN 37221

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 24 day of August, 2023.

The Still Family Trust

By: Thomas R. Still, Trustee
Thomas R. Still, Trustee

By: Lynne A. Still, Trustee
Lynne A. Still, Trustee

State of Tennessee

County of Davidson

On this 24 day of August, 2023, before me the undersigned authority, personally appeared The Still Family Trust, Thomas R. Still and Lynne A. Still, as Trustees, 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.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

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: $785,000.00.

Affiant

Sworn and subscribed before me this 24 day of August, 2023.

Notary

My Commission Expires: 10/23/25

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, China Hendrix, 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 8/24/23.

Date

China Hendrix

Affiant Signature

8/24/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

