Karen Johnson Davidson County
Batch# 1050713 DEEDWARR
09/15/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230915-0072696

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

File #23-TC-6018-PARK

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)
Sarah Chambers Hollerman (NAME)	New Owner (NAME)	
6018 Cortez Court (ADDRESS)	(ADDRESS)	**086 02 0 021.00**
Hermitage TN 37076 (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, **KAMERAN A. LAUX AND NATHAN T. LAUX, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH CHAMBERS HOLLERMAN, AN UNMARRIED WOMAN** 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 Number 103, Dodson Heights, as shown on Plat of record in Book 2900, Page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kameran A. Thomas and Nathaniel T. Laux, wife and husband, by Warranty Deed from Stephen Higgins a single man, of record in Instrument No. 20150513-0043758, in the Register's Office of Davidson County, Tennessee, dated May 08, 2015 and recorded on May 13, 2015.

Kameran A. Thomas is now known as Kameran A. Laux by virtue of marriage.

This conveyance is subject to:
* 2023 Taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dodson Heights, as recorded in Plat Book 2900, Page 113.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3130, Page 623, as amended in Book 3161, Page 279.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6018 Cortez Court, Hermitage, TN 37076**.

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 15th day of September, 2023.

Kameran A. Laux

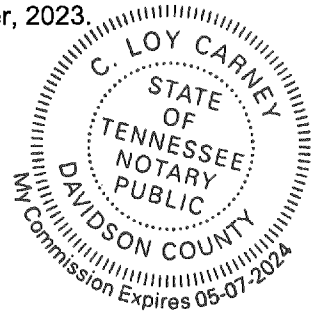
Nathan T. Laux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2023, before me personally appeared Kameran A. Laux, 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 15th day of September, 2023.

Notary Signature
My commission expires:

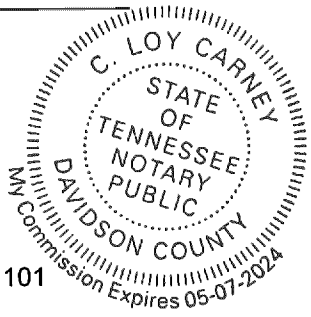


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2023, before me personally appeared Nathan T. Laux, 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 15th day of September, 2023.

Notary Signature
My commission expires:



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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mathis *(custodian's name)*, 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 September 15, 2023 *(date of document)*.

Custodian's Signature

9/15/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY