Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1050720 DEEDWARR
09/15/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230915-0072707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2023.

Notary Public
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-334

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen H. Holly and Catherine Holly	Fairway Independent Mortgage	
4709 Tanglewood Drive	Corporation	061-08-0-033-00
Nashville, TN, 37216	4201 Marsh Lane	
	Carrollton, TX 75007	

WARRANTY DEED

For and in 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

Brent Lawrence and Daveta Lawrence, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stephen H. Holly and Catherine Holly, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

That certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described according to a survey made April 17, 1979, by John Kohl, Surveyor, being Lot No. 18 of the unrecorded plan of Mrs. McGaughey's Subdivision, a part of tract no. 3 of A. J. McGaughey's 2nd Hayesboro Subdivision, as follows:

Beginning at an iron pin in the Westerly margin of Tanglewood Drive 366.2 feet more or less from a destroyed monument at the corner of Tanglewood Drive and Hayesboro Avenue); thence North 76 degrees 37 minutes West 240 feet more or less (245.5 feet actual field measure) to an iron pin; thence North 4 degrees 53 minutes West 120 feet more or less (121.3 feet actual field measure) to an iron pin; thence South 75 degrees 18 minutes East 298 feet, more or less (304.4 feet actual field measure) to an iron pin in the Westerly margin of Tanglewood Drive; thence along the Westerly margin of Tanglewood Drive, 110 feet, more or less, (110.2 feet actual field measure) to the point of beginning.

Being the same property conveyed to Brent Lawrence and Daveta Lawrence by Warranty Deed from Pamela Lynne Miller, unmarried of record in Instrument No. 20120712-0061286, Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 12, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4709 Tanglewood Drive, Nashville, TN 37216.**

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 our hands this 14th day of September, 2023.

Brent Lawrence

Daveta Lawrence

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 Brent Lawrence and Daveta Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September** 14, 2023.

Signature 09/14/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 14th day of September, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY