Karen Johnson Davidson County
Batch# 1056212 DEEDWARR
10/02/2023 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20231002-0077267

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2023.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 101 Garwood Dr Trust	**New Owner**	**11903002600**
PO Box 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Victoria Shree Lane and McDaniel Wayne Lane and Allyson Dale Lane and Lyndee Nicole Lane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 101 Garwood Dr Trust

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. 67, Martie Milwee Property, of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to H. M. Lane and wife, Myrtle Louise Lane, by deed of record in Book 2921, Page 431, Register's Office of Davidson County, Tennessee. H.M. Lane predeceased Mrytle Louise Lane leaving her as the surviving tenant. Myrtle Louise Lane died intestate on 6/11/90 leaving Martin D. Lane and Tony McDaniel Lane as her sole heirs: reference made to Affidavit of Heirship of record in Instrument No. 20020128-0011583, Register's Office of Davidson County, Tennessee, By Conservator's Deed dated 11/19/01 of record in Instrument No. 20020128-0011584, said Register's Office, Martin D. Lane, Conservator for Tony McDaniel Lane, No. 01P-1482, Davidson County Probate Court, conveyed the interest of Tony McDaniel Lane in subject property to himself. Martin D. Lane died unmarried and intestate on February 21, 2020, leaving Victoria Shree Lane, McDaniel Wayne Lane, Allyson Dale Anne Lane, and Lyndee Nicole Lane as his heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202310020077265, and Instrument No. 202310020077266, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of any Grantor, his/her spouse, his/her heirs, or his/her assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 101 Garwood Dr, Nashville, TN 37210.

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 in 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.

Victoria Shree Lane Date: 9/24/23
Victoria Shree Lane

McDaniel Wayne Lane Date: 9/24/23
McDaniel Wayne Lane

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Victoria Shree Lane and McDaniel Wayne Lane the within named Grantor(s), 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, at office, this 24th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 5/7/25

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON COMM. EXPIRES JULY 7, 2025

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 in 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.

Lyndee Nicole Lane Date: 09/26/2023
Lyndee Nicole Lane

STATE OF Colorado

COUNTY OF Routt

Personally appeared before me, a Notary Public of said County and State, Lyndee Nicole Lane the within named Grantor(s), 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, at office, this 26th day of September, 2023.

TINA DECKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014032698
MY COMMISSION EXPIRES JANUARY 31, 2026

Tina Decker
NOTARY PUBLIC

My Commission Expires: January 31, 2026

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 in 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.

Allyson Dale Anne Lane Date: 9/26/23

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Allyson Dale Anne Lane the within named Grantor(s), 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, at office, this 26th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 10/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/26/2023 (date of document).

Jennifer Russell
Affiant Signature

10/2/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

