WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058403 DEEDWARR
10/06/2023 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20231006-0078706

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elizabeth Gehman	New Owner	033-11-0-026.00
(NAME)	(NAME)	
107 Edgebrook Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 considerations, the receipt of which is hereby acknowledged, I **Sarah G Lawson, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Elizabeth Gehman, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 7 on the Plan of Blair Manor, as shown on plat of record in Plat Book 3300, Page 32, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Paul Stewart Lawson and wife, Sarah G. Lawson by Warranty Deed from Gaines Home Building Corporation, A Corporation, dated 09/20/1962, of record in Book 3434, Page 483, Register's Office for Davidson County, Tennessee.

The said Paul Stewart Lawson died on 05/12/1984 leaving the said Sarah G. Lawson the sole surviving tenant by the entirety.

The said Sarah G Lawson and Sarah I Lawson and Sarah Ione Lawson are on in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 107 Edgebrook Road, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of October, 2023.

Sarah G. Lawson by Tamara Hackett her atty in fact

State of Tennessee
County of Wilson

On this 5th day of October, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tamara Hackett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Sarah G Lawson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20230919-0073708, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th day of October, 2023.

Notary Public:
My Commission Expires: 9-21-27



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 121592-05

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/5/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

