WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074254 DEEDWARR
11/21/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20231121-0090622

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: LAWBS Holdings, LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	136100B05300CO
PO Box 682465 (ADDRESS)	(ADDRESS)	
Franklin TN 37068 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rhonda Maxwell, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LAWBS Holdings, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36, Unit No. 36A, Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest of record in Plat Book 5200, Page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Maxwell by Quit Claim Deed dated November 16, 2023 of record at Instrument No. ____20231121009062l_____ in said Register's Office, Tennessee.

Being previously conveyed to Rhonda Maxwell and husband Donald Maxwell, by virtue of that certain Special Warranty Deed dated January 29, 2007, and being of record at Instrument No. 20070206-0015227 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 3548 Seneca Forest Dr. Nashville, TN 37217
(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 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 my hand this 16th day of November, 2023.

Rhonda Maxwell

Rhonda Maxwell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rhonda Maxwell** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2023.

Notary Public

My Commission Expires: May 16, 2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 November 17, 2023.

Affiant Signature

11/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026