39B

Karen Johnson
Batch # 1081557
12/13/2023 01:37:53 PM
Fees: $13.00 Taxes: $6,290.00

Davidson County
DEEDWARR
2 pgs

20231213-0096234

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December 2023.

Notary Public

My commission expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tracy Marks	**New Owner**	**115-13-0-061.00**
434 Grayson Dr		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lauren Devereaux Reed and husband, Brad Williams

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Tracy Marks, unmarried man

(hereinafter called the "Grantee"), is heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 817 of the Revised Plan of a Portion of West Made Farms, Inc Section 9 of record in Plat at Instrument No. 20000724-0072963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with all rights and benefits described in an Access and Utility Easement Agreement of record in Instrument No. 20001115-0113221 and as amended by instrument of record as Instrument No. 20010308-0022096, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren Devereaux Reed, an unmarried woman by Warranty Deed from Mary A. Stockard, unmarried of record in Instrument No. 20211011-0136573 Register's Office for Davidson County, Tennessee, dated October 7, 2021 and recorded on October 11, 2021.

This is **improved** property known as **438 Grayson Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 11th day of December 2023.

Lauren Devereux Reed

Brad Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren Devereux Reed and Brad Williams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of December 2023.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001723-525