Karen Johnson
Batch # 1084508
12/21/2023 08:28:00 AM
Fees: $18.00 Taxes: $21,275.00

Davidson County
DEEDWARR
3 pgs

20231221-0098316

Return to:
BRIDGEHOUSE TITLE
242 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $5,750,000.00. **Affiant** Subscribed and sworn to before me, this 18th day of December, 2023. Notary Public My Commission Expires:

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

Address New Owner As Follows:
Drew G. Lawrence and Sarah Lawrence
325 Walnut Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116-11-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN G. CATES and wife, LYN W. CATES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DREW G. LAWRENCE AND SARAH LAWRENCE, husband and wife**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 15 feet of Lot No. 2 and the easterly half of Glenside Avenue, now closed, lying adjacent to and west of said lots Nos. 2 and 3 on the Plan of D.F. Kenner's Walnut Grove Subdivision, as of record in Plat Book 974, page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 3 and part of Lot No. 2 front together 115 feet on the westerly side of Walnut Drive and run back 274.8 feet on the northerly line to the center of Glenside Avenue, now closed, and 254 feet, more or less, on the southerly line to the center of said Avenue, and measures 119 feet thereon.
>
> Being the same property conveyed to Steven G. Cates and wife, Lyn W. Cates, by deed from Charles R. Webb, Trustee of the Walnut Drive Trust dated September 17, 2019, of record as Instrument No. 20210223-0021918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years. Grantors and Grantees have prorated 2023 taxes and assessments, which have been paid at closing.

2. Matters shown on the Plan of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 Walnut Drive, Nashville, Tennessee 37205.

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 Grantors covenant with the said Grantees 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, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, 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.

{Signature page to follow}

WITNESS our hands the ~~18th~~ 14th day of December, 2023.

Steven G. Cates

Lyn W. Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2023.

Notary Public

My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyn W. Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2023.

Notary Public

My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026