Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson
Batch # 1091460
01/22/2024 10:51:05 AM
Fees: $13.00 Taxes: $8,695.00
20240122-0003068

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEZEN YILMAZ

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melinda Haws | NEW OWNER | |
| (NAME) 831 Brook Hollow Rd. | (NAME) NEW OWNER | 102 11 0 073.00 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (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, WE, **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELINDA HAWS, UNMARRIED,** 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. 236 on the Plan of Horton Heights, Section A of record in Plat Book 2133, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to George Phillip Lauderback, II and Tina Lynn Lauderback, Husband and Wife, by Warranty Deed from Suburban Cowboys, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220711-0079369, in the Register's Office of Davidson County, Tennessee, dated July 08, 2022 and recorded on July 11, 2022.**

**Being the same property conveyed to Suburban Cowboys, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Michael D. Cronic, Single, of record in Instrument No. 20220407-0040693, in the Register's Office of Davidson County, Tennessee, dated April 06, 2022 and recorded on April 07, 2022.**

**Being the same property conveyed to Michael D. Cronic and Wife, Margaret Deal Cronic, by Warranty Deed from William Ross Churchill, Unmarried, of record in Instrument No. 20000316-0027143, in the Register's Office of Davidson County, Tennessee, dated March 15, 2000 and recorded on March 16, 2000. The said Margaret Deal Cronic since died on February 05, 2017, leaving Michael D. Cronic as surviving tenant by the entirety.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 831 Brook Hollow Rd., Nashville, TN 37205
(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 10th day of January, 2024

GEORGE PHILLIP LAUDERBACK, II

TINA LYNN LAUDERBACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Phillip Lauderback, II and Tina Lynn Lauderback, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public