Karen Johnson Davidson County
Batch# 1096717 DEEDWARR
02/01/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240201-0007105

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
October 25, 2026
(AFFIX SEAL)

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07105

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexander Rivera, an unmarried man 3548 Seneca Forest Drive Nashville, TN 37217	Alexander Rivera 3548 Seneca Forest Drive Nashville, TN 37217	136 10 0B 053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWBS Holdings, LLC a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexander Rivera, an unmarried man**, hereinafter called the Grantees, their successors 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. 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 LAWBS Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Rhonda Maxwell, single, of record in Instrument No. 20231121-0090622, in the Register's Office of Davidson County, Tennessee, dated November 16, 2023, and recorded on November 21, 2023.

Being the same property conveyed to Rhonda Maxwell, a single woman, by Quitclaim Deed from Donald Maxwell, a single man, of record in Instrument No. 20231121-0090621, in the Register's Office of Davidson County, Tennessee, dated November 16, 2023, and recorded on November 21, 2023.

Being the same property conveyed to Rhonda Maxwell, & husband, Donald Maxwell, by Special Warranty Deed from Poplar Financial Services, LLC, of record in Instrument No. 20070206-0015227, in the Register's Office of Davidson County, Tennessee, dated January 29, 2007, and recorded on February 06, 2007.

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

This property is improved property known as: 3548 Seneca Forest Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of January, 2024

LAWBS Holdings, LLC a Tennessee limited liability company

BY: _____
Seth Choate
Sole Member

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 Seth Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of LAWBS Holdings, LLC a Tennessee limited liability company, a limited liability corp, and that he/she is authorized by LAWBS Holdings, LLC a Tennessee limited liability company to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal at Franklin, Tennessee, this 29th day of January, 2024.

_____
Notary Public

My Commission Expires: 06-14-25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/29/24.

Affiant Signature – Joshua A. Terry

11/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/31/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27