Karen Johnson Davidson County
Batch # 1105210 DEEDWARR
02/28/2024 10:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20240228-0013545

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Ivey Title, LLC Ref: (DW) Title No.: 63516
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunil Malaney Kumud S. Malaney 137 Hearthstone Manor Circle Brentwood, TN 37027	OWNER

TAX MAP PARCEL NUMBERS: 160150A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary Stephen Lawrence as Trustee of the John Moore Lawrence, Jr. Revocable Trust dated January 22, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sunil Malaney and Kumud S. Malaney, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Unit 17 on the Plan of Hearthstone Manor, Phase I, Revised, of record in Book 6200, page 144, amended in Book 6250, page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John M. Lawrence, Jr., and wife, Chickie R. Lawrence, by Warranty Deed from Radnor Homes, Incorporated, dated October 8, 1987 and recorded on October 13, 1987 of record in Book 7377, page 820, Register's Office for Davidson County, Tennessee. The said Chickie R. Lawrence has since died. By Quitclaim Deed dated January 22, 2019, recorded February 6, 2019, of record in Instrument No. 20190206-0011309, said Register's Office, subject property was conveyed to John Moore Lawrence, Jr. and Gary Stephen Lawrence as Co-Trustees of the John Moore Lawrence, Jr.. Revocable Trust, dated January 22, 2019. The said John Moore Lawrence, Jr. has since died. The said Gary Stephen Lawrence has authority to act as surviving Trustee with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 6250, page 398, amended in Book 6200, page 144, said Register's Office, shows an owner's certificate, minimum building setback lines from and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060510-0054690, Bylaws in Instrument No. 20080624-0064983, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Hearthstone Manor Home Owners Association, Inc., of record in Book 6437, page 852; Book 7679, page 16; and Book 7769, page 494, said Register's Office.

This is improved property, known as 137 Hearthstone Manor Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2024.

The John Moore Lawrence, Jr. Revocable Trust dated January 22, 2019

By: Gary Stephen Lawrence Trustee
Gary Stephen Lawrence, Trustee

State of Tennessee

County of Davidson

On this 27th day of February, 2024, before me the undersigned authority, personally appeared Gary Stephen Lawrence as Trustee of the John Moore Lawrence, Jr. Revocable Trust dated January 22, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Marcella C Hamlett
Affiant

Sworn and subscribed before me this 27 day of February, 2024.

My Commission Expires: 11-2-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary