This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1110168 DEEDWARR
03/12/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240312-0017145

Name and Address of New Owner:

LAWBS Holdings, LLC
9175 Carothers Pkwy # 110
Franklin, TN 37067

Send Tax Bills To:

NEW OWNER

Tax Map/Parcel: 070-15-0-026.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERTRAM ZACHERY, as the Executor of the ESTATE OF BETTY JEAN ZACHERY** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **LAWBS HOLDINGS, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Riverview Gardens Subdivision, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot 27 fronts 42.9 feet on the northeasterly margin of 18th Avenue North Court and runs back between lines measuring 101.7 feet on the northwesterly line and 100.2 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 73.6 feet thereon.

Being the same property conveyed to William L. Zachery and wife, Betty Jean Zachery by Deed dated October 29, 1965 of record in Book 3955, page 167, Register's Office for Davidson County, Tennessee.

The said William L. Zachery died on January 14, 2006 and remained continuously married to Betty Jean Zachery until the date of his death, thereby vesting the subject real property in Betty Jean Zachery as the surviving tenant by the entirety. The said Betty Jean Zachery died on October 26, 2023 leaving a Last Will and Testament duly probated with the Davidson County Circuit Court, Case No. 23P2322. Bertram Zachery is the duly appointed Executor of the Estate of Betty Jean Zachery. Article VII of said Last Will and Testament authorizes the Executor to convey the subject real property without joinder of any court or party.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 2427 18th Avenue North Court, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and

assigns, forever.

I covenant with the said Grantee that I have lawfully seized and possessed said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except for the 2024 property taxes, which have been prorated between the parties, and as otherwise set forth herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS on this the 11th day of March, 2024.

ESTATE OF BETTY JEAN ZACHERY

By: _____
Bertram Zachery, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bertram Zachery**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Executor of the Estate of Betty Jean Zachery** and is authorized by the **Estate of Betty Jean Zachery**, to execute this instrument on behalf of the **Estate of Betty Jean Zachery**.

WITNESS my hand, this 11th day of March, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3-17-24

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$230,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 12 day of March, 2024.

_____
Notary Public
My commission expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 11, 2024.

Affiant Signature

3/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026