Karen Johnson Davidson County
Batch# 1117066 DEEDWARR
04/02/2024 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $8,602.50
20240402-0022543



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of March, 2024.

NOTARY PUBLIC

My commission expires: 7/7/27

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gregory B. Lanford Trust (NAME)	New Owner (NAME)	131-01-2C-002.00 CO
2309B Hobbs Road (ADDRESS)	2309B Hobbs Rd (ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC and Mark Brown, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gregory B. Lanford, Trustee of the Gregory B. Lanford Trust dated 08/19/2019**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee. being Unit No. B on the plan of Residences at 2309 Hobbs Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Residences at 2309 Hobbs Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220914-0102327, ratified as Instrumer20240402002254 1nd amended as Instrume20240402002254 2ster's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to BAGWELL CONSTRUCTION COMPANY AND MARK BROWN, by deed from JANET FRANCES B. TRUSTY, MARRIED, AND DAVID LAWRENCE BRINTON, SINGLE, AND SUSAN DIANE B. BRACKIN, MARRIED, AS TENANTS IN COMMON, of record as Instrument No. 20220428-0049080, dated April 26, 2022, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 2309B Hobbs Road, Nashville, TN 37215.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of March, 2024.

Bagwell Construction Co., LLC

BY: SOLE MEMBER
Chris Bagwell, Sole Member

Mark Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Chris Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Member.

Witness my hand and official seal, this the 29th day of March, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Brown, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/29/24 (date of document).

Affiant Signature

3/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

