Karen Johnson Davidson County
Batch# 1121596 DEEDWARR
04/11/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,762.05
20240411-0025653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $746,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

2024-03-1631

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samantha Miga 1620A 6th Avenue North Nashville, TN 37208	OWNER	Map/Parcel 081-08-0L-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin W. Lawson and Jenna A. Lawson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Samantha Miga**, hereinafter called the GRANTEE, her heir and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. A of the 1620 Sixth Avenue Townhomes, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, as established by Master Deed and By-Laws of Record in Instrument No. 20071009-0120295. Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of the 1620 Sixth Avenue Townhomes as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Benjamin W. Lawson and Jenna A. Lawson, husband and wife by Warranty Deed from Curtis L. Pierce II, a married man of record in Instrument No. 20150713-0067599 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 13, 2015.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1620A 6th Avenue North, Nashville, TN 37208.

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 10th day April, 2024.

Benjamin W. Lawson

Jenna A. Lawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of April, 2024, before me personally appeared Benjamin W. Lawson and Jenna A. Lawson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/10/24.

Date

Affiant Signature

4/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

