Karen Johnson Davidson County
Batch# 1141032 DEEDWARR
05/30/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240530-0040273

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547666**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024. Notary Public My Commission Expires: 7/12/2025

George Ziadeh State of Tennessee Notary Public Williamson County

WARRANTY DEED

Address New Owner: Austin Williams and Erin Williams 1208 Iris Meadows Cove Nashville TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098 13 0C 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy A. Lavender and wife, Sharon B. Lavender** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Williams and Erin Williams, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, on the plan of REVISION ONE, PHASE THREE, THE MEADOWS OF SEVEN POINTS, of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Lavender and wife, Sharon B. Lavender, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20040116-0006785, in the Register's Office of Davidson County, Tennessee, dated January 14, 2004 and recorded on January 16, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One Phase Three, The Meadows of Seven Points, as recorded in Plat Instrument. 200210220129513.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11670, Page 822; as amended and Restated in Instrument No. 20221213-0129331.

Easement recorded in Instrument No. 20060303-0024851.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11681, Page 411.

This is improved property located at 1208 Iris Meadows Cove Nashville TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

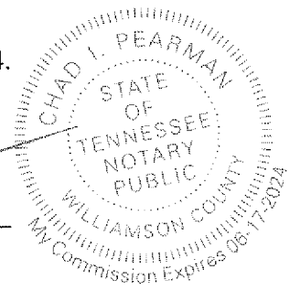
Sharon B. Lavender

Timothy A. Lavender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon B. Lavender and Timothy A. Lavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2024.



Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30 day of May, 2024.

K. Thomas Sidwell
Date: 05/30/2024

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 30 day of May, 2024.

Notary Public
My Commission Expires: 1-21-26

