PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1141454
06/03/2024 09:37:55 AM
Fees: $18.00 Taxes: $2,645.50

Davidson County
DEEDWARR
3 pgs

20240603-0040848

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38185-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2024. Notary Public My Commission Expires: 3/7/26

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Caire 102 Allendale Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 130 01 0 005.00

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, William Waddell and Mary-Katherine Hartley Waddell, husband and wife ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to Lauren Caire, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Allendale Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 31st day of May, 2024.

GRANTORS:

William Waddell

Mary-Katherine Hartley Waddell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Waddell and Mary-Katherine Hartley Waddell, husband and wife, 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:

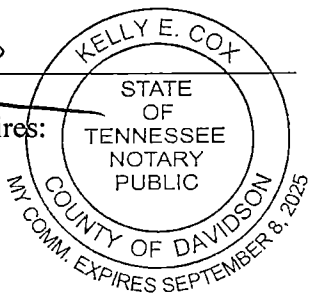


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of WEST MEADE FARMS, SECTION 3 of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Waddell and Mary-Katherine Hartley Waddell, husband and wife, by Warranty Deed from Rebekah Byrd Ramquist and Kevin J. Ramquist, wife and husband, of record in Instrument No. 20200817-0092246, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020, and recorded on August 17, 2020.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, SECTION 3, as recorded in Plat Book 1835, Page(s) 4.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.