Karen Johnson
Batch # 1152954
07/01/2024 10:36:41 AM
Fees: $13.00 Taxes: $4,625.00
Davidson County
DEEDWARR
2 pgs
20240701-0049239

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63699
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James C. Lawson Clair Lawson 1713 Kenesaw Drive Nashville, TN 37215	James C. Lawson Clair Lawson 2001 Stonehurst Dr. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14509003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph R. Pepper and wife, Mary Dixie Pepper**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Lawson and Clair Lawson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Tyne Valley Estates, Section 2, of record in Book 3300, page 72, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joseph R. Pepper and wife, Mary Dixie Pepper, by Warranty Deed from Ann Murray Thweatt Harris and husband, T. E. Harris, Jr., dated August 29, 1986 and recorded August 29, 1986, of record in Book 6964, page 465, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years. The Plan, with Owner's Certificate, of record in Book 3300, page 72, said Register's Office, which Plan shows a 90 foot minimum building setback line from Kenesaw Drive, a 10 foot easement for public utility purposes along the rear and westerly side lines of said Lot, and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said Lot.

This is improved property, known as 1713 Kenesaw Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2024.

Joseph R. Pepper **Mary Dixie Pepper**

State of Tennessee

County of Davidson

On this 28th day of June, 2024 before me the undersigned authority, personally appeared Joseph R. Pepper and Mary Dixie Pepper, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Sworn and subscribed before me this 28 day of June, 2024.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026