398

WARRANTY DEED

Karen Johnson
Batch # 1154087
07/03/2024 12:37:34 PM
Fees: $13.00 Taxes: $2,072.00
20240703-0050338

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7425-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
TWS Holdings, a Tennessee Gerneral Partnership	NEW OWNER	168-00-0-083.00
(NAME)	(NAME)	
901 Harpeth Valley Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty Thousand And No/100 Dollars ($560,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CASSIDY LAMPLEY, FORMERLY KNOWN AS CASSIDY COVENTRY, AND CASEY JOSEPH LAMPLEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TWS HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, October 12, 1960, as follows:

Beginning in the center of U.S. Highway No. 100 at the Northeast corner of the property conveyed to O. A. Conner and wife by deed from Pearl Mangrum, of record in Book 2596, page 395, Register's Office for said County; thence with said Conner's Eastern boundary line, South 12 degrees 30 minutes East 764.5 feet to a stake in fence, thence North 74 degrees East 126 feet to the Southwest corner of the property conveyed to Billie Evelyn McNabb by deed from Edward Eugene Palmore and wife, of record in Book 2098, page 215, said Register's Office; thence with said McNabb's Western boundary line, North 2 degrees 30 minutes West 555 feet and North 14 degrees 30 minutes West 221 feet to the center of U.S. Highway No. 100; thence with the center of the same, South 73 degrees 30' West 224.8 feet to the beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Cassidy Coventry, an unmarried woman by Warranty Deed from Benjamin R. Lechlitner and Sarah Joy Blosser, husband and wife of record in Instrument No. 20191022-0108137 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019.

Casey Joseph Lampley, spouse of Cassidy Lampley, formerly known as Cassidy Coventry, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 8975 Highway 100, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands this 28 day of June, 2024.

Cassidy Lampley

Casey Joseph Lampley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cassidy Lampley and Casey Joseph Lampley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of June, 2024.

My Commission Expires:

Notary Public

