WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164559 DEEDWARR
07/31/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240731-0057991

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/23/25

(AFFIX SEAL)

LINZIE HAHN
NOTARY PUBLIC
STATE OF TENNESSEE
CLAIBORNE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Lauren Taubman	New Owner	096-10-0-130.00
(NAME)	(NAME)	
2923 Leatherwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HJL, L.P.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lauren Taubman, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Cloverhill, Section V, of record in Plat Book 2133, Page 88, 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 HJL, L.P by Warranty Deed from Amanda Waller, dated 11/23/2009, of record in Instrument No. 20091130-0108769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2923 Leatherwood Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 29th day of July, 2024.

HJL, L.P.

By: Maria M Mauthe
Maria M. Mauthe, Managing Member

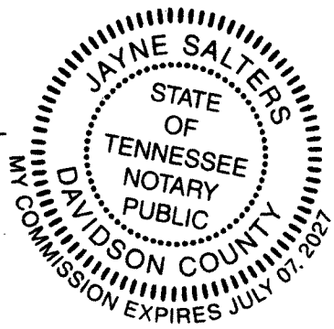
By: Laurie Eakes Ford
Laurie Eakes Ford, Managing Member

State of Tennessee
County of ~~Wilson~~ Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria M. Mauthe and Laurie Eakes Ford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Managing Members the within named bargainor, a TN Limited Liability Company, and that they as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Maria M. Mauthe and Laurie Eakes Ford, as such Managing Members.

Witness my hand and Official seal this 29th day of July, 2024.

Notary Public:
My Commission Expires: 7/07/2027



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Linzie Hahn, 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 7/29/24.

Date

L Hahn

Affiant Signature

7/29/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 29th day of July, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028