WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165707 DEEDWARR
08/02/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240802-0058802

File #24-TC-0237-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Elizabeth Rockett	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**043 13 0 340.00**
237 Hickory Street	**1036 Stearman Drive, Ste 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	**White House, TN 37188**	
(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 consideration, the receipt of which is hereby acknowledged,

MAXWELL PUTNAM AND SHANNON LAURITSEN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAURA ELIZABETH ROCKETT, UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of CRITTENDEN ESTATES, Block E, as of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Said Lot 10 Fronts 50 feet on the North side of Hickory Street, formally Oak Street, and runs back between lines 131.7 feet on the West line and 131.1 feet on the East line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Maxwell Putnam and Shannon Lauritsen, husband and wife, by Warranty Deed from Brian Bequette, of record in Instrument No. 20170322-0027946, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRITTENDEN ESTATES SUBDIVISION, as recorded in Plat Book 974, Page(s) 69.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **237 Hickory Street, Madison, TN 37115**.

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), their heirs and 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), their heirs 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 my/our hand(s) this the 1st day of August, 2024.

Maxwell Putnam

Shannon Lauritsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared Maxwell Putnam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared Shannon Lauritsen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of August, 2024.

Affiant Signature
Date 8/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027