Karen Johnson Davidson County
Batch# 1177979 DEEDWARR
09/04/2024 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240904-0068140

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF SEPTEMBER, 2024..

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: LAWBS Holdings, LLC	SEND TAX BILLS TO: LAWBS Holdings, LLC	MAP-PARCEL NUMBERS
(NAME) P.O. BOX 682465	(NAME) P.O. BOX 682465	085120A04400CO
(ADDRESS) FRANKLIN, TN 37068	(ADDRESS) FRANKLIN, TN 37068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan A. Skinner and Carl B Frankel, Wife and Husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWBS Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 38 of the Rivers Edge, Section Three, Jackson Downs, Phase Two, Subdivision as shown by a map of record in Book 9700, Page 689, in the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

Being the same property conveyed to Susan A. Skinner, by virtue of that certain Warranty Deed dated January 15, 2010, and being of record at Instrument No. 20100120-00004783 in the Register's Office of Davidson County, Tennessee.

Carl B Frankel, joins in the conveyance of the above described property to convey any and all interest he has as the spouse of Susan A. Skinner.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including Plat Book 9700, Page 689, Declaration of Restrictions, Covenants, and Easements recorded at Book 9820, Page 334, Book 11098, Page 1, and Instrument No. 20100927-0076802, Easement of record at Book 9857, Page 77, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3237 River Walk Dr. 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 GRANTEES, their heirs 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 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 hand this 4th day of September, 2024.

Susan A. Skinner

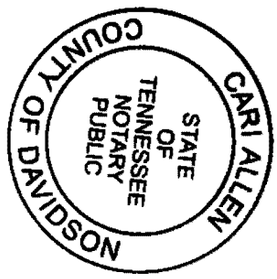
Carl B Frankel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Susan A. Skinner and Carl B Frankel**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2024.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 September 4 2024.

Affiant Signature

9/4/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of September 2024

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026