# BOX 10-A

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P24-7812-WE<br><br>Karen Johnson Davidson County<br>Batch # 1189833 DEEDWARR<br>10/04/2024 09:49:27 AM 2 pgs<br>Fees: $13.00 Taxes: $1,091.13<br>20241004-0077103 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,900.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2024.<br>Notary Public<br>My Commission Expires 10/4/27<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Andrew Parker Lawson** | NEWREZ, LLC | |
| 21 Vaughns Gap Road Unit #115 | P.O. Box 7050 | 129-15-0A-115.00-CO |
| Nashville, TN 37205 | Troy, MI 48007-7050 | |
| (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, WE, **James Allen Stumbaugh, Jr. and Amy Ruth Crawford, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Parker Lawson, a married person**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Unit No. 115, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, page 302 amended as Instrument No. 200804240042111, Instrument No. 20220520-0058927; and in Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Allen Stumbaugh, Jr. and Amy Ruth Crawford, Husband and Wife by Warranty Deed from Ainsley Jo Hartman, a Single Woman of record in Instrument No. 20240726-0056621 Register's Office for Davidson County, Tennessee, dated July 24, 2024 and recorded on July 26, 2024.

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.

This is improved property known as <u>21 Vaughns Gap Road Unit #115, Nashville, TN 37205</u>

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 3rd day of OCTOBER, 2024.

James Allen Stumbaugh, Jr.

Amy Ruth Crawford

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 **James Allen Stumbaugh, Jr. and Amy Ruth Crawford,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of OCTOBER, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. WARMATH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE