**WARRANTY DEED**

Karen Johnson Davidson County
Batch # 1191091 DEEDWARR
10/08/2024 01:52:06 PM 2 pgs
Fees: $13.00 Taxes: $10,489.50

20241008-0078144

File No. EY-24-7634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,835,000.00

Laurie M. Lawrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2026

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Laurie McPherson Lawrence | New Owner | |
| (NAME) | (NAME) | 117-13-0B-069.00-CO |
| 607 Green Park | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, I/we, **Steven E. Groom and Natasha E. Biesinger, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurie McPherson Lawrence,** 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:

**Land in Davidson County, Tennessee, being Lot No. 607 on the Plan of Re-subdivision of Lots 605, 606, 607, 608, and 609 Abbottsford of record in Plat Book 6200, Page 315, 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 Steven E. Groom and Natasha E. Biesinger, husband and wife by Warranty Deed from Randall J. Wachtler and DaVonna Berrett Wachtler, Trustee, Wachtler Family Revocable Living Trust Agreement dated November 8, 2019 of record in Instrument No. 20230214-0010665, Register's Office for Davidson County, Tennessee, dated February 13, 2023 and recorded on February 14, 2023.**

**This is property more commonly known as 607 Green Park, Nashville, TN 37215**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of October, 2024.

Steven E. Groom

Steven E. Groom

Natasha E. Biesinger

Natasha E. Biesinger

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 4th day of October, 2024, before me personally appeared Steven E. Groom and Natasha E. Biesinger, 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 4th day of October, 2024.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires: