Karen Johnson
Batch # 1206919
11/20/2024 10 00 49 AM
Fees $13 00 Taxes $1,720 50

Davidson County
DEEDWARR
2 pgs

20241120-0090208

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-08616

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anne Elizabeth Moorman and Connor Christian Moorman 321 Lawndale Drive Nashville, TN 37217	Anne Elizabeth Moorman and Connor Christian Moorman 321 Lawndale Drive Nashville, TN 37217	119-04-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan C. Lawson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anne Elizabeth Moorman and Connor Christian Moorman, wife and husband**, hereinafter called the Grantees, their successors 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 the southwesterly 20 feet front and 15 feet rear of Lot No. 136 and all of Lot No. 137 on the Map of Glencliff Estates, Section 3, as of record in Book 1424, Page 1, Register's Office for said County
>
> Said part of Lot No 136 and all of Lot No. 137 front together 120 feet on the northwesterly side of Lawndale Drive and run back 318 feet, more or less, on the northeasterly line and 329.5 feet on the southwesterly line to a dead line, measuring 110 feet thereon
>
> Being the same property conveyed to Jordan C. Lawson, unmarried by Warranty Deed from Sara G. Harrison, unmarried of record in Instrument No 20090421-0036047 Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on April 21, 2009
>
> Nicole J Kmieciak as the spouse of Jordan C Lawson, hereby joins in the execution of this instrument to convey her marital interest in the subject property, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 321 Lawndale Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of November, 2024

Jordan C. Lawson

Nicole J. Kmieciak

STATE OF ~~TENNESSEE~~ Illinois not
Dupage not

COUNTY OF ~~RUTHERFORD~~

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan C. Lawson and Nicole J Kmieciak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Smyrna, this 17th day of November, 2024.

Notary Public

My Commission Expires 10/02/2027

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027