THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$558,500.00** Affiant Subscribed and sworn to before me, this **25th day of November, 2024** Notary Public **My commission expires:** 5-5-25

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1208507
11/26/2024 10 30 18 AM
Fees $13 00 Taxes $2,066 45

Davidson County
DEEDWARR
2 pgs

20241126-0092355

WARRANTY DEED

Address of New Owner(s) as follows: **Matthew Lawrence and Gina Lawrence** **696 Williamsport Court** **Nashville, TN 37221**	Send Tax Bills To. New owners	Map-Parcel Numbers: **128-03-0B-025.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Timothy C. Provence and Brenna Fitzgerald Provence, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Matthew Lawrence and Gina Lawrence, husband and wife** , Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat Williamsport Subdivision Section One of record in Plat Book 7900, Page (s) 628 and 629, 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 Linda Provence, a married woman by Warranty Deed from Kames M. Patterson and wife, Athena M. Patterson of record in Instrument No. 20110603-0042427 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 03, 2011.

Being the same property conveyed to Stephanie N. Winn and Timothy C. Provence, wife and husband by Warranty Deed from Linda Provence, a married woman of record in Instrument No. 20180702-0064053 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on July 02, 2018.

Being the same property conveyed to Timothy C. Provence by Quilt Claim Deed from Stephanie N. Winn of record in Instrument No. 20200805-0087183 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on August 05, 2020. Note: Marital Dissolution Agreement recorded between Stephanie N. Winn and Timothy C. Provence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **696 Williamsport Court, Nashville, TN 37221**

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 in 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(s) this **25th day of November, 2024.**

Timothy C. Provence

Brenna Fitzgerald Provence

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of November, 2024, before me personally appeared Timothy C Provence and Brenna Fitzgerald Provence, 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 25th day of November, 2024.

Notary Signature
My commission expires: 11-3-25

