This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23575-DJ

Karen Johnson Davidson County
Batch# 1212955 DEEDWARR
12/06/2024 07:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241206-0094681

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Craig Matthew White and Lisa Ly Lai 529 Cottonwood Dr Nashville, TN 37214	Primis Mortgage Company 5535 Currituck Drive 120 Wilmington, NC 28403	096-10-0-262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James G. Lott and Susan E. Lott, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Craig Matthew White and Lisa Ly Lai, husband and wife**, hereinafter called the Grantees, 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 all of Lot No. 1, Section 4, Cloverhill Subdivision, Resubdivision of a part of Lots 204 & 205, as the same appears on survey and plat appearing of record in Instrument No. 20190221-0015923, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James G. Lott and Susan E. Lott, husband and wife by Warranty Deed from Johnnie Marie Howell, a married woman, dated May 29, 2019, recorded June 19, 2019, of record in Instrument No. 20190619-0059207, Register's Office for Davidson County, Tennessee.

This is improved property located at: **529 Cottonwood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2024.

GRANTOR:

James G. Lott

Susan E. Lott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James G. Lott and Susan E. Lott, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2024.

Notary Public
My Commission expires: 11-5-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202412060094681

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/5/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/5/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th **day of** December, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

