Karen Johnson Davidson County
Batch# 1213625 DEEDWARR
12/10/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,959.89
20241210-0095656

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $529,700.00. Amanda Shaw Affiant Subscribed and sworn to before me, this the 5th day of December, 2024. Carmen Coats Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deborah Rose Adams and Laura Ann Grifka	Lincoln Capital Advisors, LLC	042-07-0-025.00
700 Ronnie Road	1421 Katherine Ros Lane	
Madison, TN 37115	Smyrna, GA 30080	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAFT G. LASTER AND ANITA D. LASTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH ROSE ADAMS AND LAURA ANN GRIFKA, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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.113 on the Plan of Madison Meade, Section Two, note recorded, and described according to a survey by James A. Hamilton, Jr., Surveyor, dated March 23, 1963, and a more recent Survey Made by Harvey Gee, dated March 29, 1966, as follows:

Beginning to a concrete monument in the easterly margin of Ronnie Road, near the intersection of said Road and Nesbitt Lane (Proposed); thence with said margin of said Road North 5 degrees 00 minutes West 224.0 feet to a point; thence leaving said Road, North 85 degrees East 180 feet to a point; thence South 16 degrees 00 minutes East 264.17 feet to a point in the northerly margin of Nesbitt Lane (Proposed); thence with said margin of said Lane and with an arc having a radius of 375.0 feet, Northwesterly 133.73 feet to a concrete monument in said margin of said Lane; thence continuing with same North 85 degrees 38 minutes West 77.55 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, Northerly 35.18 feet to a concrete monument, the point of beginning.

Being the same property conveyed to Taft G. Laster and wife, Anita D. Laster by Warranty Deed from Kelly T. Degnan aka Joan Kelly T. Degnan and Kerry T. Stanfill aka Kerry Frances Stanfill of record in Instrument No. 20160210-0012880 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 10, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 Ronnie Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2024.

Taft G. Laster

Anita D. Laster

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taft G. Laster and Anita D. Laster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of December, 2024.

Notary Public

My Commission Expires: Nov 13, 2027

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on December 5. 2024.

Affiant Signature

9th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

