Karen Johnson Davidson County
Batch# 1223149 DEEDWARR
01/03/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250103-0000746

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rachel Atkins and Juan Luis Atkins	SEND TAX BILLS TO: Rachel Atkins and Juan Luis Atkins	MAP-PARCEL NUMBERS
(NAME) 3237 River Walk Drive	(NAME) 3237 River Walk Drive	085120A04400CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **LAWBS Holdings, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Atkins and Juan Luis Atkins, wife and husband** , 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:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 38 of the Rivers Edge, Section Three, Jackson Downs, Phase Two, Subdivision as shown by a map of record in Book 9700, Page 689, in the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

Being the same property conveyed to LAWBS Holdings, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated September 4, 2024, and being of record at Instrument No. 20240904-0068140 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Susan A. Skinner, by virtue of that certain Warranty Deed dated January 15, 2010, and being of record at Instrument No. 20100120-00004783 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3237 River Walk Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 3rd day of January, 2025.

LAWBS Holdings, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Agent of LAWBS Holdings, LLC, the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Authorized Agent for LAWBS Holdings, LLC.

WITNESS my hand and official seal at office this 3rd day of January, 2025.

Notary Public

ASHLEE D PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A. Mason, 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 January 3, 2025.

Affiant Signature

1/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of January, 2025.

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28