Karen Johnson Davidson County
Batch# 1232459 DEEDWARR
01/31/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20250131-0007326

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10597

ADDRESS NEW OWNER:
Laura H. Warren
200 Vineyard Way
Lebanon, TN 3087

SEND TAX BILL TO:
New Owner

Parcel ID:
064-13-0B-045-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erica Gehle,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Laura H. Warren, married,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 104, as shown the Plan of Laurel Hill Courtyard Homes, formerly The Villages at Southfork, Phase 1, as of record in Book 6900, page 573, a Horizontal Property Regime, as further described in the Master Deed and By-Laws of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and in Book 8199, Page 779, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made of a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Erica Gehle by deed dated August 30, 2013 from Robert Spicher Jr. and Angela Rae Metcalf, Heirs of The Estate of Patricia Hayes, recorded September 4, 2013, in Instrument Number 20130904-0093330, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Laurel Hill Drive, Old Hickory, TN 37138. Possession is to be given on January 30, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of January, 2025.

Erica Gehle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erica Gehle,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$283,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 2.9.2025

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 30, 2025.

John M. Lee, Attorney

Date: January 30, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of January 2025.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027