Karen Johnson Davidson County
Batch# 1240847 DEEDWARR
02/26/2025 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250226-0014317

Name and Address of New Owner:
Daylan Mayo and Stacie Mayo
2810 St Edwards Drive
Nashville, TN 37211

Send Tax Statements To:
American Pacific Mortgage Corporation and/or
Warehouse Lenders
3000 Lava Ridge Court, Suite 200
Roseville, CA 95661

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25010115

Map and Parcel: 119 10 0 111.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia E. Lawson, a single person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Daylan Mayo and Stacie Mayo, 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:

The following described tract or parcel of land, to-wit:
Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Nolensville Heights Subdivision, as of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 62 feet on the northeasterly margin of St. Edwards Drive and extends back between line 209.6 feet on the northwesterly line and 206.6 feet on the southeasterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Julia E. Lawson, a single person by Warranty Deed filed for record on January 22, 1998 In Book 10765, page 252, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Nolensville Heights of record in Book 2277, page 349; All matters as set forth per plat of record in Book 2083, page 80; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2810 St Edwards Drive, Nashville, TN 37211

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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 21st day of February, 2025.

Julia E. Lawson

Julia E. Lawson

State of Tennessee

County of Davidson

Personally appeared before me, Julia E. Lawson with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st of February, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of February, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2/21/25 (date of document).

Affiant Signature

2/26/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of February, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029