RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29172-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256448 DEEDWARR
04/04/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250404-0025668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2025

NOTARY PUBLIC

My commission expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Pyles and Fetta Renfro 735 Tulip Grove Rd Hermitage, TN 37076	Same address as new owner	075-12-0F-095-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAUREN DEAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LISA PYLES AND FETTA RENFRO, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 95, aka Unit No. 351, of Tulip Cove Townhomes, as shown on plat of record at Exhibit B of Instrument #20050525-0059119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Dean and Elizabeth Smith-Atkins from Joshua Randall Lykins by Warranty Deed dated December 16, 2016 and recorded December 28, 2016 in Instrument #20161228-0136457, said Register's Office.

Furthermore, being the same property conveyed to Lauren Dean, an unmarried woman from Elizabeth Smith-Atkins, an unmarried person by QuitClaim Deed dated March 28, 2025 and recorded on March 31, 2025 in instrument# 20250331-0024020 in Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 735 Tulip Grove Road, Unit 351, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of April, 2025

GRANTOR(S)

Lauren Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Lauren Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **April 2, 2025**.

Date

Christen Rabe

Affiant Signature

4/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **April**, 20**25**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025