(2)

Karen Johnson Davidson County
Batch# 1257565 DEEDWARR
04/08/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20250408-0026777

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AP-25-8991

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Lynn J Balcark
Affiant

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

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Laureys and Stephanie Laureys, Trustees of Jason Laureys Revocable Trust dated May 4, 2024	Shelter Lending Services LLC	
(NAME)	(NAME)	
1212 Laurel Street, #507	1245 Cheyenne Avenue	093-09-0C-025.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Suite 304B/304C Grafton, WI 53024	
(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, I/we, **William J. Lamon Sr. and Melissa S. Lamon, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Laureys and Stephanie Laureys, Trustees of Jason Laureys Revocable Trust dated May 4, 2024**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 507 of Twelve Twelve, a Condominium Development Established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, at seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20140718-0063781, and amended as Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987, and Instrument No. 20240223-0012657, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together wits a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

TOGETHER WITH Storage Unit Number 154 and Two Parking Spaces 59 and 60, as mentioned in the Master Deed Amendment Instrument Number 20191230-0134559, Register's Office for Robertson County, Tennessee.

Being the same property conveyed to William J. Lamon Sr. and Melissa S. Lamon, husband and wife by Warranty Deed from Couch Holdings LLC, a Kentucky Limited Liability Company of record in Instrument No. 20210916-0124580 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 16, 2021.

This is property more commonly known as 1212 Laurel Street, #507, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of April, 2025.

William J. Lamon Sr. by ~~Attn~~ his ~~Attorney in Fact~~
William J. Lamon, Sr. by Andrew Suzore, his Attorney-In-Fact

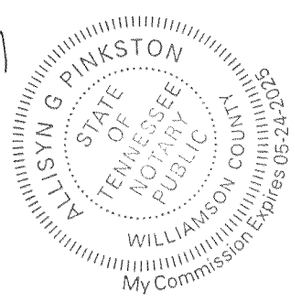
Melissa S. Lamon by ~~Attn~~ her ~~Attorney in Fact~~
Melissa S. Lamon by Andrew Suzore, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for William J. Lamon Sr. and Melissa S. Lamon and that this instrument was executed on behalf of the said William J. Lamon Sr. and Melissa S. Lamon for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _202504080026776____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of April, 2025.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 8th, 2025.

Affiant
Date: 4/8/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of April, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK