Karen Johnson Davidson County
Batch# 1257570 DEEDWARR
04/08/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250408-0026783

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/27/25
(AFFIX SEAL)

Brad Krivensky
State of Tennessee Notary Public
Williamson County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

10-NSH25-09244

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Lane as Trustee of The Laura Lane Living Trust Dated 06/15/2023 1026 Stoneleigh Lane #203 Nolensville, TN 37135	FirstBank 722 Columbia Ave Franklin TN 37064	188 10 0J 203.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Brooks, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura Lane as Trustee of The Laura Lane Living Trust Dated 06/15/2023**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit 203, together With common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record as Instrument Number 20180917-0092013 as amended in Instrument No. 20190710-0066979 and supplemented in Instrument No. 20211213-0164890, in the Register's Office for Davidson County, Tennessee, to which Plat reference Is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Tenth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 387), of record In Instrument Number 20211213-0164890,In the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy Brooks, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230803-0059968, in the Register's Office of Davidson County, Tennessee, dated August 02, 2023 and recorded on August 03, 2023.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20201124-0137705, in the Register's Office of Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company, of record in Instrument No. 20171002-0100692, in the Register's Office of Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1026 Stoneleigh Lane #203, Nolensville, TN 37135

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of April, 2025

Peggy Brooks

Peggy Brooks

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peggy Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Columbia, Tennessee, this 8th day of April, 2025.

LaShey Welsh

Notary Public

My Commission Expires: 1/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Nick Harris, 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 8, 2025**.

Affiant Signature

4/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY