WARRANTY DEED

C25-030

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 7 **day of April, 2025**

Notary Public

MY COMMISSION EXPIRES 3/21/29

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Andrew B Lack	Same as new owner	**53-6B-73.00**
2332 Riverway Drive		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1258293 **DEEDWARR**
04/14/2025 08 36 10 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20250414-0027693

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,WE, ***Robin D Brown, a single woman,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Andrew B Lack, a single man,*** 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 is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2332 riverway Drive, Old Hickory, Old Hickory, TN 37138. Said property is being described as follows·

Land in Davidson County, Tennessee, being Lot No 50 on the Plan of Waterford Phase 5B, P.U.D., of record in Plat Book 7900, page 838, Register's Office for Davidson County, Tennessee to which referece is made for a more complete and accurate description of said lot.

Being the same property conveyed to Robin D Brown by Quitclaim Deed from Ted M. Craine, surviving spouse of Virginia H Craine dated 10/22/14 and filed for record on 10/30/14 of record in Inst. No. 201410300100026, said Register's Office for said County.Said property having been previously conveyed to Ted M. Craine and wife Virginia H. Craine and Robin Brown by Warranty Deed of record in Inst. No. 200410040119399, said Ted M. Craine being the surviving tenant by entiretyl

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **2332 Riverway Drive, Old Hickory, TN 37138**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand on this the 7 day of Aprill, 2025.

Robin D Brown

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 **Robin D Brown** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of April, 2025

Commission Expires 3/21/29

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY