Karen Johnson Davidson County
Batch# 1262326 DEEDWARR
04/21/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20250421-0029996

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $3,499,999.00 Affiant Subscribed and sworn to before me, this 18th day of April, 2025 Notary Public My Commission Expires: 11-3-25

WARRANTY DEED

Address New Owner: Karen S. Lavin 3104 Woodlawn Drive Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117 01 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **3104 WOODLAWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KAREN S. LAVIN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of dark and Dunlap's property on Woodlawn Drive, not of record, and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 335.65 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon, et al, as of record in Book 1394, Page 187, Register's Office for said County, being the corner of Lots 3 and 4; thence with the line between said two lots. North 0 Degrees 09 Minutes East 345 feet to an iron pin; thence South 88 Degrees 0 Minutes East 112 feet to an iron pin in the corner of Lots 2 and 3; thence with the line between said lots, South 0 Degrees 09 Minutes West 342.1 feet to the Northerly margin of Woodlawn Drive; thence with the margin of the same, North 89 Degrees 27 Minutes West 112.05 feet to the beginning.

Being the same property conveyed to Amy E. Buckner, Trustee of the Double Happy Living Trust dated December 22, 2011, by deed dated August 31, 2022, and recorded on September 2, 2022, of record as Instrument No. 20220902-0099178, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 3104 Woodlawn LLC, A Tennessee Limited Liability Company from Amy E. Buckner, Trustee of the Double Happy Living Trust dated December 22, 2011, by quitclaim deed dated October 31, 2024, and recorded on November 7, 2024, of record as Instrument No. 20241107-0086582, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **3104 Woodlawn Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2025.

3104 WOODLAWN, LLC

Amy E. Buckner, President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy E. Buckner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of **3104 WOODLAWN, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as President.

Witness my hand and official seal at office this 17th day of April, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/17/25 (date of document).

Affiant Signature

4/18/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

