# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265464 DEEDWARR
04/28/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.96
20250428-0032657

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 12-19-28

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

MST 2025-0143

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allison K. Lazur | Community Mortgage, LLC | 025-00-0-002.00 |
| (NAME) | (NAME) | |
| 941 Hitt Lane | 12980 Metcalf Ave. Suite #100 | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Overland Park, KS 66213 | |
| (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, WE, **Judy D. Lanham and Gloria M. Dyer, Co-Executors for the Estate of Evelyn Cornelia Andrews, aka Evelyn C. Andrews,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison K. Lazur,** Single Woman, 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:

**Land in Davidson County, Tennessee, described by a survey by Ralph W. C. Lambert, March 3, 1956 as follows:**

**Beginning at an iron pin on the northerly margin of Hitt Road, at a point 88 feet North 86 deg. 30' West of the original corner of original tract; thence following said Hitt Road, South 53 deg. 03' West 190 feet to an iron pin; thence North 73 deg. 30' West 540 feet to an iron pin and a forked tree in a fence corner of orchard; thence South 86 deg. 30' East 675 feet to the point of beginning.**

**Being the same property conveyed to J. L. Andrews and wife, Evelyn Cornelia Andrews by Warranty Deed from George W. Barlow and wife, Mazie Ann Barlow, dated April 6, 1957 and recorded April 10, 1957 in Book 2643, Page 349, Register's Office of Davidson County, Tennessee.**

**J. L. Andrews having died on or around November 14, 1998, leaving Evelyn Cornelia Andres surviving tenant by the entirety. The said Evelyn Cornelia Andrews, aka Evelyn C. Andrews having died on or around November 7, 2024. Lat Will and Testament of Evelyn C. Andres was admitted to Probate as Docket No. 24P2461, Circuit Court of Davidson County, Tennessee (Probate Division) directing Co-Executors to sell real property.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025 a lien, not yet due and payable.

This property, known as 941 Hitt Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Posta

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(s) this 17 DAY OF April, 2025.

The Estate of Evelyn Cornelia Andrews, aka Evelyn C. Andrews, Docket No. 24P2461, Circuit Court for Davidson County, Tennessee

BY: Judy D. Lanham Co-Executor
Judy D. Lanham, Co-Executor

BY: Gloria M Dyer Co-Executor
Gloria M. Dyer, Co-Executor

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Stacy Judy D. Lanham and Gloria M. Dyer, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Executors of The Estate of Evelyn Cornelia Andrews, aka Evelyn C. Andrews, Docket No. 24P2461, Circuit Court for Davidson County, Tennessee, the within named bargainor, as Co-Executors so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the their names as Co-Executors of said Estate.

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

Notary Public

My Commission Expires: 4-8-2028
(SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 18. 2025.

Affiant Signature

28th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028