WARRANTY DEED

Karen Johnson Davidson County
Batch# 1275928 DEEDWARR
05/21/2025 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,405.63
20250521-0039861

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10-26-25

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0700 FST File #25-5088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chandler G. Gaber and Phillip P. Gaber	Rocket Mortgage, LLC	064-16-0D-144.00-CO
(NAME)	(NAME)	
2513 Winter Springs Ct	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($379,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAUREN E. LAVERY NKA LAUREN E. CORNELL, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANDLER G. GABER AND Phillip P. GABER, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section Three, Truxton Park, of record in Plat at Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren E. Lavery, unmarried by Warranty Deed from Callie D. Binkley, married of record in Instrument No. 20130402-0032256 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001030-00107559, as amended in Instrument No. 20010522-0052910 and Instrument No. 20020123-0009419, Register's Office for Davidson County, Tennessee. By-Laws of Truxton Park of record in Instrument No. 20001101-0108604, in the Register's Office for Davidson County, Tennessee. Charter of Truxton Park Homeowner's Association of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee. Conveyance of Common Areas of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee. Deed to Truxton Park HOA of record in Instrument No. 20060112-0004902, in the Register's Office for Davidson County, Tennessee. Utility Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Ingress/Egress Easement of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Instrument No. 20000827-0083612 and Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20020528-0064319, in the Register's Office for Davidson County, Tennessee. Truxton Park Homeowners Association Rules and Regulations of record in Instrument Number 20250416-0028984, in the Register's Office for Davidson County, Tennessee. Truxton Park Homeowners Association Rules and Regulations of record in Instrument Number 20250416-0028985, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

unimproved ☐

This is improved ☑ property, known as 2513 Winter Springs Ct, Hermitage, TN 37076

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15 day of MAY, 2025.

Lauren E Cornell
Lauren E. Lavery n/k/a Lauren E. Cornell

STATE OF _____

COUNTY OF _____

On this _____day of _____, 2025, before me personally appeared Lauren E. Lavery n/k/a Lauren E. Cornell, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires: _____

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 15th May, 2025 before me, Vanessa Davis, Notary Public
(insert name and title of the officer)

personally appeared Lauren E. Cornell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

VANESSA DAVIS
#2498991-Mfr. #NNA1
Notary Public
CALIFORNIA
San Diego County
My Comm. Exp. Oct 2, 2028

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 5-15-25 (date of document).

Alex Sharer
Affiant Signature

5-20-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 20th day of May, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25