WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300713 DEEDWARR
07/22/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250722-0057882

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brittany Kay Chesnut and Wesley Carl Chesnut	SEND TAX BILLS TO: Mutual of Omaha Mortgage, Inc. c/o LoanCare, LLC	MAP-PARCEL NUMBERS
(NAME)	(NAME)	114140A07000
2332 Deer Pointe	3131 Camino Del Rio North, Ste 1100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Diego, CA, 92108	
(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, **LAWBS Holdings, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Carl Chesnut and Brittany Kay Chesnut, Husband and Wife** , 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. 70 on the Plan of Final Plat - Section 1, Woodland Forest - Planned Unit Development of record in Plat Book 6900, Page 534 through 536, inclusive, 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 LAWBS Holdings, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated April 23, 2024, and being of record at Instrument No. 20240424-0029572 and Scrivener's Affidavit at Instrument No. 20240813-0061112 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Natasha Frame, married by Warranty Deed from Premawathie Thiagarajah, unmarried and Guitar City Holdings, LLC of record in Instrument No. 20150220-0014847 Register's Office for Davidson County, Tennessee, dated February 12, 2015 and recorded on February 20, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 232 Deer Pt Nashville, TN 37209
(House Number) (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 my hand this 17 day of July, 2025.

LAWBS Holdings, LLC

By: Holly Mason, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Holly Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of LAWBS Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 17 day of July, 2025.

Notary Public
My Commission Expires: 9-7-2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/17/2025.

Affiant Signature – Joshua A. Terry

7/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/22/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27