Karen Johnson Davidson County
Batch # 1300893 DEEDWARR
07/23/2025 10 40 32 AM 2 pgs
Fees $13 00 Taxes $4,717 50
20250723-0058148

Prepared by
Mesa J and Return To
Alexander and Rosenthal Title, Inc
2 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Prepared by
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2025

Notary Public
My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

ADDRESS NEW OWNER	SEND TAX BILLS TO	Map and Parcel
Frank Garland and Dianne Garland 213 Lone Oak Village Way Nashville, TN 37215	Frank Garland and Dianne Garland 213 Lone Oak Village Way Nashville, TN 37215	Tax Map(s) 131-03-0Q Parcel(s) 004.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,
ROBERT J LABEN, MARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
FRANK GARLAND AND DIANNE GARLAND, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 4 on the Final Plat of Lone Oak Village, a Residential Planned Unit Development, as shown on plat of record in Instrument No 20041216-0149685, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

BEING the same property conveyed to Robert J Laben and wife, Joyce K Laben, by Warranty Deed from Lone Oak Village Partnership, a Tennessee joint venture, dated 4/14/2006 and recorded 4/26/2006 in Instrument No 20060426-0047508 and re-recorded on 5/26/2006 in Instrument No. 20060526-0062555, in the Register's Office of Davidson County, Tennessee Joyce K Laben having since died on June 30, 2019 leaving Robert J. Laben as the sole surviving tenant in common. Robert J. Laben having since remarried to Linda Laben. Said property is not the marital residence of Robert J. Laben and Linda Laben,

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 213 Lone Oak Village Way, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever, and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 21, 2025

Robert J Laben

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Robert J Laben, the bargainors, 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 purpose therein contained.

Witness my hand and official seal, this the 21st day of July, 2025

Notary Public

My Commission Expires 3.18.28

(SEAL)

