THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$724,900.00.** **Affiant** Subscribed and sworn to before me, this **22nd day of July, 2025.** **Notary Public** **My commission expires:** 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monica Davidson and Karlton C. Davidson, I **4605 Lila Lane** **Nashville, TN 37218**	New Owners	**058 10 0 050.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Howard Eugene Lavender, a single man,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Monica Davidson and Karlton C. Davidson, I,,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of ENCHANTED HILLS, SECTION FIVE, PHASE TWO, of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

Being the same property conveyed to Howard Lavender, an unmarried man, by Warranty Deed from Jack Wayne Wiesner, of record in Instrument No. 20140521-0043892, in the Register's Office of Davidson County, Tennessee, dated May 20, 2014, and recorded on May 21, 2014.

Karen Johnson Davidson County
Batch# 1301654 DEEDWARR
07/23/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20250723-0058362

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4605 Lila Lane, Nashville, TN 37218**.

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 in 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 **22nd day of July, 2025.**

Howard Eugene Lavender

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of July, 2025, before me personally appeared Howard Eugene Lavender, 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's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202507230058362

Certificate of Authenticity

I, Holly A. Mason, 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 July 22, 2025.

Affiant Signature

7/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of July, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026