WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301685 DEEDWARR
07/23/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250723-0058394

File No. AP-25-10364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

KEVIN D. LILLEY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2025

Marla K. Lilley
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendal Fioresi	Cadence Bank	
(NAME)	(NAME)	
317 Manzano Road	P.O. Box 3356	052-03-0-176.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Tupelo, MS 38803	
(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, I/we, **Lauren Elizabeth Vendt, formerly known as Lauren Nathanson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendal Fioresi, an unmarried woman** 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. 1 on the Plan of One Lot Subdivision of the Thornton Property of record in Plat at Instrument No. 20191203-0124582, 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 Nathanson, a single woman by Warranty Deed from Austin Luke Kaleolanakila Davis and Genevieve Tiar Davis, husband and wife of record in Instrument No. 20240213-0009925 Register's Office for Davidson County, Tennessee, dated February 12, 2024 and recorded on February 13, 2024.

Lauren Elizabeth Vendt is one and the same as Lauren Nathanson.

This is property more commonly known as 317 Manzano Road, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this ~~25th~~ 22nd LV day of July, 2025.

Lauren Elizabeth Vendt, formerly ~~known~~ as Lauren Nathanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~25th~~ 22nd LV day of July, 2025, before me personally appeared Lauren Elizabeth Vendt, formerly known as Lauren Nathanson, 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 ~~25th~~ 22nd LV day of July, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202507230058394

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 (date of document).

Affiant Signature

July 22, 2025
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 12th day of June, 2025.

DIAMOND ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-21-2026

Notary Public

COMMISSION EXPIRES: 11/21/2026