Karen Johnson Davidson County
Batch# 1316577 DEEDWARR
08/29/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20250829-0069397

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: LAWBS Holdings, LLC	SEND TAX BILLS TO: LAWBS Holdings, LLC	MAP-PARCEL NUMBERS
(NAME) 9175 Carothers Pkwy, Suite 110	(NAME) 9175 Carothers Pkwy, Suite 110	06401000100
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(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, **Keely Marie Hunt, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWBS Holdings, LLC, a Tennessee Limited Liability Company ,** 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 Section B of Laurel Heights Subdivision, (old) City of Lakewood, Davidson County, Tennessee as recorded in Instrument No. 20250821-0066947 of the Register's Office for Davidson County, Tennessee, to which said plat reference is here made for a more complete description of said Lot.

Being a portion of the same property conveyed to Keely Marie Hunt, an un-Married woman, by virtue of that certain Executor's Quit Claim Deed dated May 7, 2016, and being of record at Instrument No. 20170608-0057326 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Paul Melvin Ferrell by Warranty Deed dated February 29, 1964 and being of record in Book 3705, Page 195, in the said Register's Office.

Paul Melvin Ferrell having died Testate September 27, 2015, in Davidson County, Probate Case #15P-2099, devising the aforesaid property to Keely Marie Hunt, under Item Seven of this Last Will, and under Item 4 of his said Last Will, authorizing his executor, Gary Wayne Beard, Sr., to execute andy document necessary to complete the transfer.

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

unimproved X
This is improved property, known as 109 Paula Dr. Old Hickory, TN 37138
(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 28th day of August, 2025.

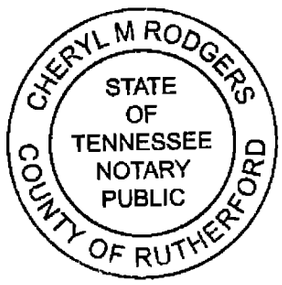
Keely Marie Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keely Marie Hunt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2025.

Notary Public
My Commission Expires: 11-21-2027



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 August 28, 2025.

Affiant Signature

8/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY