Karen Johnson Davidson County
Batch# 1320218 DEEDWARR
09/09/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250909-0071986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2025.

Notary Public

My commission expires: 4/22/2029

(Notary Stamp)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pamela Jane Matheney	New Owner	064-13-0B-057.00-CO
302 Laurel Hill Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda Wauford, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pamela Jane Matheney, unmarried woman and Linda Hagler Floyd, married woman as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 302, on the plan of Laurel Hill Courtyard Homes, as shown on plat of record in Plan Book 6900, Page 573, Register's Office, Davidson County, Tennessee, and as established by Master Deed of record in Book 8199, Page 779, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Vilanda I. Merritt, an unmarried woman by Warranty Deed from Cecilia K. O'Brien, a single woman of record in Instrument No. 20140317-0021855 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 17, 2014.

Being the same property conveyed to Linda Wauford, unmarried by Warranty Deed from Vilanda Merritt, an unmarried woman of record in Instrument No. 20250623-0049093 Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 23, 2025.

This is improved property known as **302 Laurel Hill Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of September, 2025.

Linda Wauford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda Wauford, the bargainor(s), 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 purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of September, 2025.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 25-001142-626

Gregory D. Vadner State of Tennessee Notary Public Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/5/2025 (date of document).

Affiant Signature

9/9/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9 day of Sept., 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County