

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$590,000.00**

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2025.

Notary Public

My commission expires: 3.24.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW TERRY AND BRITTANY TERRY	**NEW OWNERS**	**168-00-0-183.00**
9578 South Harpeth Road		
Nashville, TN 37221		

Karen Johnson Davidson County
Batch# 1329549 DEEDWARR
10/02/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251002-0078572

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN DAVID LANE AND WIFE, MICHAELA LEE LANE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MATTHEW TERRY AND BRITTANY TERRY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follow:

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Perry A. Chapdelaine, Jr., dated August 30, 1982, as follows:

Beginning at in IR(N) in the Northeasterly line of the property of Fred L. King and et ux and the Southeast line of CD. King et ux property and being N 36 degrees 45' W, 68.4 feet from Fred L. King et ux, Southeast comer; thence, N 84 degrees 03' 30" W, 269.06 feet to a post; thence, N 02 degrees 06' 52" W, 114.29 feet to a post; thence N 31 degrees 40' 08" W, 518.67 feet to an IR(N) in the North line of Fred L. King et ux property; thence, along his original North line and along a fence N 75 degrees 49' 22" E, 94.15 feet to a 48" dead elm; thence, along Fred L. King et ux original Northeast line and along the Southwest line of James L. King and CD. King properties and along a fence S 36 degrees 45' 00" E, 757.01 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to John David Lane, unmarried, by Quitclaim Deed from Kenneth A. Caruthers II and wife, Paula J. Caruthers, of record in Instrument No. 20120726-0066000, in the Register's Office of Davidson County, Tennessee, dated July 9, 2012 and recorded on July 26, 2012.

Being the same property conveyed to Kenneth A. Caruthers, II, and wife, Paula J. Caruthers, by Quitclaim Deed from L. Elaine King (now L. Elaine King Lane), of record in Book 10478, Page 604, in the Register's Office of Davidson County, Tennessee, dated June 1, 1997 and recorded on June 4, 1997.

Being the same property conveyed to L. Elaine King, by Warranty Deed from Fred L. King and wife, Annie Mae King, of record in Book 5942, Page 526, in the Register's Office of Davidson County, Tennessee, dated September 27, 1982 and recorded on September 28, 1982.

This is improved property known as 9578 South Harpeth Road, Nashville, TN 37221.

Witness my hand this 1st day of October, 2025.

JOHN DAVID LANE

MICHAELA LEE LANE

State of TENNESSEE)
County of WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN DAVID LANE AND WIFE, MICHAELA LEE LANE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 3.24.2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily H Probst (owner/preparer of document), 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 10-1-25 (date)

Affiant Signature

10-2-25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 2 day of October 2025

Notary Signature

My Commission Expires: _____

