WARRANTY DEED

File No. AP-25-11382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
James Tyrus Lawrence, III	Penny Mac	
(NAME)	(NAME)	
812 Deer Foot Court	3043 Townsgate Rd	155-10-0A-106.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Westlake Village CA 91361	
(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, **Suyapa Neda Faulk, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Tyrus Lawrence, III, an unmarried man,** 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:

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. 107, on the Plan of McCrory Place Estates of Record in Plat Book 6900, Page 720 through 723 and corrected by surveyor's Instrument of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gregory Faulk and wife, Suyapa Faulk by Warranty Deed from Construction Associates, Inc of record in Book 9313, Page 53, Register's Office for Davidson County, Tennessee, dated April 14, 1994 and recorded on April 14, 1994.

Being the same property conveyed to Suyapa Neda Faulk by Quitclaim Deed from Gregory Kenneth Faulk of record in Instrument No. 20180614-0057085 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 14, 2018.

This is property more commonly known as 812 Deer Foot Court, Nashville, TN 37221.

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.

Karen Johnson Davidson County
Batch# 1339384 DEEDWARR
10/29/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20251029-0086118

Witness my/our hand this 27th day of October, 2025.

Suyapa Neda Faulk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2025, before me personally appeared Suyapa Neda Faulk, 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 27th day of October, 2025.

Notary Signature
My commission expires: May 8, 2026



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-29-2025**.

Affiant Signature — Date: **10-29-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-29-2025.

Notary's Signature

My Commission Expires: 9-21-210

Notary's Seal

