PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1358733 DEEDWARR
12/16/2025 02:20:32 PM 2 pgs
Fees: $13.00 Taxes: $3,256.00
20251216-0100037

Ivey Title, LLC Ref: (DL) Title No.: 64279
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jenny Gilliand 4402 B Hunt Place Nashville, TN 37215	CMG Mortgage, Inc., dba CMG Home Loans ISAOA/ ATIMA 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583

TAX MAP PARCEL NUMBERS: 13107017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$880,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurie M. Lawrence**, surviving tenant by the entireties, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jenny Gilliand,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17B on the Plan of Zone lot Division of Lot No. 17 of Part One Hunt Terrace, as of record in Plat Book 6250, page 961, which amends Lot 17 on the Plan of Part One Hunt Terrace of record in Plat Book 1130, page 53, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Laurie M. Lawrence, unmarried, by Warranty Deed from Bradley James Bates and wife, Michele K. Bates, dated January 31, 2003 and recorded on February 5, 2003, of record in Inst. No. 20030205-0015830, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 26, 2022, recorded February 15, 2022, of record in Inst. No. 20220215-0017378, said Register's Office, subject property was conveyed to Wayne A. Ritt and Laurie M. Lawrence, husband and wife. The said Wayne A. Ritt has since died, leaving Laurie M. Lawrence as surviving tenant by the entireties.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 961, which amends Lot 17 on the Plan of Part One Hunt Terrace of record in Plat Book 1130, page 53, said Register's Office shows setback lines and easements, to which Plan reference is made for a more complete description; Restrictions of record in Book 1286, page 401, and Plat Book 6250, page 961, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4113, page 593, said Register's Office.

This is improved property, known as 4402 B Hunt Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 2025.

Laurie M. Lawrence

Laurie M. Lawrence

State of Tennessee

County of Davidson

On this 11th day of December, 2025 before me the undersigned authority, personally appeared Laurie M. Lawrence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Affiant

Sworn and subscribed before me this 11th day of December, 2025.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary