Karen Johnson Davidson County
Batch# 1360463 DEEDWARR
12/22/2025 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20251222-0101339

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 19 day of December, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
C & M ARTHUR AV LLC	New owner	**81-11-409**
108 New Haven Ct.		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Darryl Sherrell, Angel D Lawrence, and Charlene Z Lawrence

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

C & M ARTHUR AV LLC

HEREINAFTER CALLED THE GRANTEES, 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 the southerly 16 feet of Lot No. 299 and the northerly 17 feet of Lot No. 300 on the Plan of McGavock, Wetmore and Others' Addition to Nashville, known as the "Town of McGavock", as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby L. Lawrence and Daryl Sherrell by Warranty Deed from Levia D. Smith dated July 27, 1981, of record in Book 5776, page 459, Register's Office for Davidson County, Tennessee. Daryl Sherrell aka Darryl Sherrell conveyed his interest in subject property to Ruby L. Lawrence by Quitclaim Deed dated November 8, 1999, of record in Book 11739, page 743, Register's Office for Davidson County, Tennessee. Ruby L. Lawrence died testate January 10, 2021. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, for the limited purpose of establishing muniment of title to real property, the property hereinabove described was devised to Darryl Sherrell, Angel D. Lawrence, and Charlene Z. Lawrence. Reference to Instrument No. 20250917-0074383, and Instrument No. 20250917-0074382, Register's Office for Davidson County, Tennessee. Asia Lawrence, an heir of Sammie Lawrence III, a predeceased son of Ruby L. Lawrence, enters into the execution of this instrument to convey any and all interest she may have in the said property as an heir of Ruby L. Lawrence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1726 Arthur Ave, Nashville, TN 37208.

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 in 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.

_____ Date: 12/17/25
Darryl Sherrell

_____ Date: 12/17/25
Angel D Lawrence

_____ Date: 12/17/25
Charlene Z Lawrence

_____ Date: 12/16/2025
Asia Lawrence

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Asia Lawrence, the within named Grantor(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.

Witness my hand, at office, this 16 day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

OTHA HENDRIX
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-26

STATE OF Tennessee

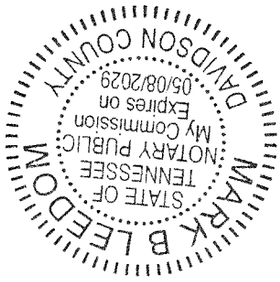
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Darryl Sherrell, Angel D Lawrence, and Charlene Z Lawrence the within named Grantor(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.

Witness my hand, at office, this 17th day of December 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/16/2025 ~~12/17/2025~~ (date of document).

Jennifer Russell
Affiant Signature

12/18/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

