WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363037 DEEDWARR
12/30/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20251230-0103746

File No. AP-25-11886

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

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
Joseph Lawhorn and Melanie Lawhorn	Cornerstone First Mortgage, LLC	
(NAME)	(NAME)	181-14-0A-009.00-CO
8326 Oak Knoll Drive	2655 Camino Del Rio North #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Diego, CA 92108	
(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, **Brooke C. Koblitz, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Lawhorn, an unmarried man, and Melanie Lawhorn, a married woman, as joint tenants with the right of survivorship**, 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:

Land in Davidson County, Tennessee, Being Lot No. 9 on the Plan of The Villas at Concord Place, Phase 1, of record in Instrument Number 20050922-0114218, Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said lot.

Being the same property conveyed to Brooke C. Koblitz, unmarried by Warranty Deed from Carissa H. Clark and Matthew W. Clark, wife and husband of record in Instrument No. 20180907-0065814 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 09, 2018.

This is property more commonly known as 8326 Oak Knoll Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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.

Witness my/our hand this 19th day of December, 2025.

Brooke C. Koblitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2025, before me personally appeared Brooke C. Koblitz, 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 19th day of December, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19, 2025 (date of document).

M A Gentry

Affiant Signature

December 19, 2025

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 19th day of December, 2025.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Mary Mello

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL