WARRANTY DEED

Karen Johnson Davidson County
Batch# 1370973 DEEDWARR
01/16/2026 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $7,955.00
20260116-0004198

File No. AD-25-12095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

39021

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLYE COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

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
Thomas Scott Davidson and Ashley Davidson	New Owner	
(NAME) 4202 Colorado Avenue	(NAME) 3608A Pennsylvania Ave.	103-04-4B-001.00-CO, 103-04-4B-002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **Joshua Michael Lawrenz and Paige Allison Lawrenz, Trustees of Lawrenz Family Trust dated March 22, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Scott Davidson and Ashley Davidson, husband and wife**, 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 Unit Nos. A and B, on the Plan of Homes at 4202 Colorado Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210917-0125089 and amendment No. 1, in Instrument No. 20211028-0144970, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrenz Family Trust dated March 22, 2023 by Warranty deed from Tennessee2 GP, a Tennessee general partnership of record in Instrument No. 20230523-0038630 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

This is property more commonly known as 4202 Colorado Avenue, Nashville, TN 37209.

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 14th day of January, 2026.

Lawrenz Family Trust dated March 22, 2023

By:_____
Joshua Michael Lawrenz, Trustee

By:_____
Paige Allison Lawrenz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2026, before me personally appeared Joshua Michael Lawrenz and Paige Allison Lawrenz, Trustees of Lawrenz Family Trust dated March 22, 2023, to me known Trustees of the Lawrenz Family Trust dated March 22, 2023, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 14th day of January, 2026.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit “A”

Land in Davidson County, Tennessee, being Unit Nos. A and B, on the Plan of Homes At 4202 Colorado Avenue, a horizontal property regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210917-0125089 and Amendment No. 1 in Instrument No. 20211028-0144970, in the Register's Office for Davidson County, Tennesseem, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrenz Family Trust dated March 22, 2023, by deed dated May 19, 2023 from Tennessee2 GP, a Tennessee general partnership, of record in Instrument No. 20230523-0038630, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter 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 January 14, 2026 (date of document).

Affiant Signature

1/16/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027