Karen Johnson Davidson County
Batch# 1380470 DEEDWARR
02/12/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260212-0011401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Toryn Lawson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of February, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 11-25-2028

2025-12-3671

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Toryn Lawson, Marla Lawson, and Marty Lawson 2317 Patrick Ave Old Hickory, TN 37138	NEW OWNER	Map/Parcel 044-09-0B-068.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristina K. Floro, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Toryn Lawson, an unmarried woman, and Marla Lawson and Marty Lawson, wife and husband, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 68, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kristina K. Floro, an unmarried woman by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210223-0022487 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 23, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2317 Patrick Ave, Old Hickory, TN 37138.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 6 day February, 2026.

Kristina K. Floro

Kristina K. Floro

STATE OF Kentucky
COUNTY OF Boone

On this 6 day of February, 2026, before me personally appeared Kristina K. Floro, 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 6 day of February, 2026.

Notary Signature
My commission expires: 2-28-27

MIKE ARNETT
Notary Public
Commonwealth of Kentucky
Commission Number KYNP64367
My Commission Expires Feb 28, 2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2-9-2026.

Date

Affiant Signature

2/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of Feb, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

