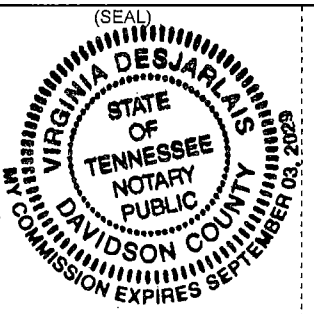
WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TL-1109-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1389265
03/06/2026 09:40:56 AM
Fees: $13.00 Taxes: $5,272.50

Davidson County
DEEDWARR
2 pgs

20260306-0018037

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The 1109 Lawrence Trust dated March 2, 2026	**The 1109 Lawrence Trust dated March 2, 2026**	
(NAME)	(NAME)	
4011 Overbrook Drive	**4011 Overbrook Drive**	**105 13 0 196.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SLOAN BAXTER AND MOLLY KOSOWSKI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE 1109 LAWRENCE TRUST DATED MARCH 2, 2026,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Easterly 50 feet of Lots Nos. 1, 2, and 3 in W.S. DUCKWORTH'S ADDITION TO NASHVILLE, as of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sloan Baxter and Molly Kosowski, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Sloan Baxter, unmarried, of record in Instrument No. 20250227-0014530, in the Register's Office of Davidson County, Tennessee, dated February 26, 2025 and recorded on February 27, 2025.

Being the same property conveyed to Sloan Baxter, unmarried, by Warranty Deed from Shelby Baxter, unmarried, of record in Instrument No. 20210308-0029730, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 08, 2021.

Being the same property conveyed to Sloan Baxter and Shelby Baxter, Husband and Wife, by Warranty Deed from A & N Investments, LLC, a Tennessee limited liability company, as to a Fifth Percent (50%) undivided interest and Building Masters, LLC, a Tennessee limited liability company, as to a Fifty Percent (50%) undivided interest, as tenants in common, of record in Instrument No. 20130619-0062534, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024 and recorded on June 19, 2013.

Sloan Baxter and Molly Kosowski were unmarried at the time Instrument No. 20250227-0014560 was recorded and remained unmarried.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.S. DUCKWORTH'S ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 83.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1109 Lawrence Avenue, Nashville, TN 37204.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th day of March, 2026.

Sloan Baxter

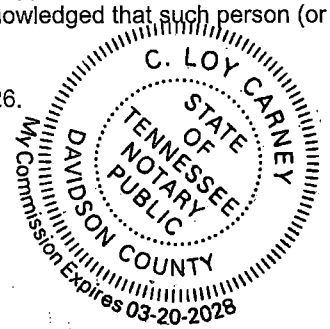
Molly Kosowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2026, before me personally appeared Sloan Baxter, 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 4th day of March, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2026, before me personally appeared Molly Kosowski, 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 4th day of March, 2026.

Notary Signature
My commission expires:

