WARRANTY DEED

Karen Johnson Davidson County
Batch # 1394038 DEEDWARR
03/17/2026 03:11 PM 2 pgs
Fees: $13.00 Taxes: $7,622.00

20260317-0021370

JM-UMB-26-4601-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,060,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE SUSAN T. HEINRICH

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mollie Claire Lawrence	**UMB Bank**	
(NAME)	(NAME)	**103-08-0O-002.00-CO**
4601 Sloan Rd	**PO BOX 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Fort Worth, TX 76161**	
(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, **GAYLON M. LAWRENCE, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOLLIE CLAIRE LAWRENCE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit 2, as shown in the Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan, a Horizontal Property Regime with Private Elements on Exhibit "B" of record in Instrument Number 20191028-0110518, amended in Instrument Number 20200618-0064768 as further amended in Instrument No. 20240607-0042756 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 Gaylon M. Lawrence, Jr., Married by Warranty Deed from Sparkle Box, LLC, A Tennessee Limited Liability Company and Devon Gundry of record in Instrument No. 20251117-0091485 Register's Office for Davidson County, Tennessee, dated November 13, 2025 and recorded on November 17, 2025.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20191028-0110518 and amended in Instrument Number 20200618-0064768 as further amended in Instrument No. 20240607-0042756, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights Under Declaration of Covenants, Conditions and Restrictions for Westlawn &. Sloan of record in Instrument Number 20200618-0064767, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200811-0089404, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4601 Sloan Rd, Unit 1, Nashville, Tennessee 37209**.

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 13th DAY OF MARCH, 2026.

Gaylon M. Lawrence, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAYLON M. LAWRENCE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2026.

Notary Public
My Commission Expires: 3/16/2026
(SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212