THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253462

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of March, 2026.

Notary Public
My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson
Batch # 1396614
03/24/2026 01:30:59 PM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20260324-0023398

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Herbert Clark III 604A 45th Avenue Nashville TN 37209	Legacy Home Loans 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 091 12 0 326.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Robert Lawson and Mary Kathryn Lawson, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Herbert Clark, III**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, Block 54, on the PLAN OF NO. 1 WEST NASHVILLE of record in Plat Book 57, Page(s) 74 and 75, 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 Mary Kathryn Lawson and David Robert Lawson, wife and husband, by Warranty Deed from Andrew J. Lazarus and Shannon Hassell, both single persons, of record in Instrument No. 20201023-0123357, in the Register's Office of Davidson County, Tennessee, dated October 22, 2020, and recorded on October 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 54, PLAN OF NO. 1 WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20150930-0099514.

This is improved property located at 604A 45th Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2026.

David Robert Lawson

Mary Kathryn Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Robert Lawson and Mary Kathryn Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2026.

Notary Public

My Commission Expires: _____

