Karen Johnson Davidson County
Batch# 1399936 DEEDWARR
03/31/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,527.10
20260331-0025605

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/18/29
(AFFIX SEAL)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

10-NSH26-10986

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Walsh and Coleman Jones, married to each other 4313 Westlawn Drive Nashville, TN 37209	New Owners	103 08 0 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy Lee Nentwig, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lauren Walsh and Coleman Jones, married to each other**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being the Westerly 50 feet of the Northerly 150 feet of Lot No. 337. Being part of Lot No. 337 on the plan of RICHLAND REALTY CO.'S WEST LAWN SUBDIVISION, of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 337 fronts 50 feet on the Southerly margin of Westlawn Drive and runs back between parallel lines 150 feet to a dead line in the rear, whereon it measures 50 feet.

Being the same property conveyed to Wendy Lee Nentwig, an unmarried woman, by Warranty Deed from James A. Roberts and wife, Barbara C. Roberts, as tenants by the entirety, of record in Instrument No. 20040616-0071460, in the Register's Office of Davidson County, Tennessee, dated June 09, 2004, and recorded on June 16, 2004.

Tax identification No. 103 08 0 146.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4313 Westlawn Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of March, 2026

Wendy Lee Nentwig

STATE OF TENNESSEE

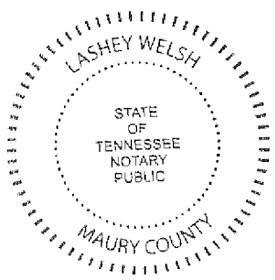
COUNTY OF MAURY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wendy Lee Nentwig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Columbia, Tennessee, this 30th day of March, 2026.

Notary Public

My Commission Expires: 01/20/2027



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 03/31/2026 (date of document).

Michelle W Kendig
Affiant Signature

03/31/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of March, 2026.

Patricia L Hurt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

