Karen Johnson Davidson County
Batch# 1412166 DEEDWARR
04/28/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260428-0037059

WARRANTY DEED

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2026-03-3970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: 1/22/30

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren E. Maxwell 655 McMurray Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 161-06-0-002.00

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, **Grant Harrison Thames and Olivia Dear Thames, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren E. Maxwell, an unmarried woman**, hereinafter called the GRANTEE, her 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 Lot No. 103 on the Plan of Section Three, McMurray Woods of record in Plat Book 3300, Page 83, 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 Grant Harrison Thames and Olivia Dear Thames, husband and wife by Warranty Deed from Charles Barry Frith and Pamela B. Frith, husband and wife of record in Instrument No. 20210511-0063077 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 11, 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 655 McMurray Drive, Nashville, TN 37211.

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, her 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, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 24th day April, 2026.

Grant Harrison Thames

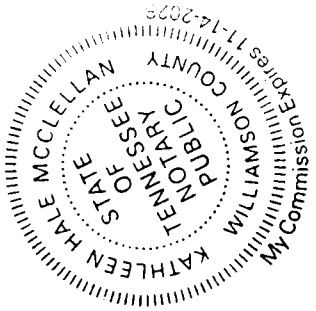
Olivia Dear Thames

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of April, 2026, before me personally appeared Grant Harrison Thames and Olivia Dear Thames, 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 24 day of April, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04-28-2026.

Affiant Signature

04-28-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-28-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY