Karen Johnson Davidson County
Batch# 1427408 DEEDWARR
06/02/2026 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20260602-0049784

Name and Address of New Owner:
Drew P. Gaw
1535 Aberdeen Street
Brentwood, TN 37027

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040651

Map and Parcel: 050-11-0A-104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ikenna Smith, an unmarried person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Drew P. Gaw, a married man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled Timberwood Cluster Lot Development, of record in Instrument No. 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ikenna Smith, an unmarried person by Special Warranty Deed filed for record on June 9, 2014 in Instrument Number 20140609-0049898 and corrected in Instrument Number 20160324-0028093, of the Register's Office in Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Protective Covenants, Conditions and Restrictions for Timberwood of record in Instrument No 20080211-0013672 and as amended in Instrument No. 20100202-0008170, Instrument No. 20100316-0019843 and Instrument No. 20100910-0072176 and as corrected by Scrivener's Affidavit of record in Instrument No. 201000929-0077630; All matters as set forth on plat of record in Instrument No. 20080211-0013669 through Instrument No. 20080211-0013671; Terms and conditions as set forth in Special Warranty Deed of record in Instrument No. 20140609-0049898; Storm Water Detention Agreement of record in Instrument No. 20070501-0051523; Declaration of Restrictive Covenants Home Program of record in Instrument No. 20080228-0019666; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3149 Lauren Evelyn Way, Nashville, TN 37207

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27th day of May, 2026.

Ikenna Smith

Ikenna Smith

State of Tennessee

County of Davidson

Personally appeared before me, Ikenna Smith with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of May, 2026.

Notary Public
My Commission Expires: 3/16/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~27th~~ 29th day of May, 2026.

Notary Public
My Commission Expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 5/27/26 (date of document).

Affiant Signature

6/1/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029