Karen Johnson Davidson County
Batch# 1435153 DEEDWARR
06/17/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260617-0054974

Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. PA-26-2683	

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Murray Lawson	**New Owner**	
(NAME) 3250 McGavock Pike	(NAME) **3250 McGavock Pike**	084-12-0-100.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Nashville TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Tracey Goldie and Warren Goldie, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Murray Lawson, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 17, on the plan of Lincoya Hills, of record in Book 1835, Page 91 (erroneously referenced as Page 9 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tracey Goldie and Warren Goldie, wife and husband by Warranty Deed from Michael Wayne Peek of record in Instrument No. 20211222-0169401 Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 22, 2021.

This is property more commonly known as 3250 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 15th day of June, 2026.

Tracey Goldie

Tracey Goldie

Warren Goldie

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of June, 2026, before me personally appeared Tracey Goldie and Warren Goldie, 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 15th day of June, 2026.

Michael Cruger

Notary Signature
My commission expires: 01/24/2029

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MICHAEL CRUGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Online Notary Public
My Commission Expires:
Jan 24, 2029

SIGNiX®

Certificate of Authenticity

I, Pam Autry, 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 **June 15, 2026**.

Date

Affiant Signature

June 15, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **June**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)