Karen Johnson Davidson County
Batch# 1442360 DEEDWARR
07/06/2026 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,117.03
20260706-0060334

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,900.00

Affiant

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2026

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Paul Huggins 1109 Oakway Court Nashville, TN 37214	Cardinal Financial Company, Limited Partnership P.O. Box 29411 Phoenix, AZ 85038-9411	108-16-0-168.00

WARRANTY DEED

FOR AND IN 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,

Luke Katras, a single man, and Mark Beaster, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Paul Huggins, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 No. 61A, on the Plan of Zone Lot Division Lot 61 Percy Priest Woods, Section Three Rev., as of record in Plat Book 5200, Page 789, amended in Plat Book 6250, Page 260, Register's Office for Said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James A. Lawrence, unmarried by Warranty Deed from Percy Priest Woods, a joint venture dated July 18, 1985 and recorded July 22, 1985 in Book 6611, Page 716, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Lawrence and Susan Lawrence, Trustees for the Benefit of James Lawrence under the terms of The James A and Susan H. Lawrence Trust dated August 12, 2002 by Quitclaim Deed from James A. Lawrence, dated August 12, 2002 and recorded September 11, 2002 in Instrument No. 20020911-0110414, Register's Office of Davidson County, Tennessee. The said James Lawrence, also known as James A. Lawrence, died on or about April 3, 2007. Pursuant to the terms of the James A. and Susan H. Lawrence Trust dated August 12, 2002, Susan H. Lawrence serves as the remaining Trustee, and serve as the Trustee of the created Credit Shelter Trust under the terms of the James A. and Susan H. Lawrence Trust dated August 12, 2002.

Being the same property conveyed to Susan H. Lawrence by Quitclaim Deed from Susan H. Lawrence Trustee of the Credit Shelter Trust under the terms of the James A. Lawrence and Susan H. Lawrence Trust dated August 12, 2002 and Trustee of the James A. Lawrence and Susan H. Lawrence Trust, dated August 12, 2002, in Instrument No. 20071212-0143215 dated November 6, 2007 and recorded December 12, 2007, said Register's Office. The said Susan H. Lawrence died on or about April 12, 2025. Reference is made to the affidavit of heirship naming Chandler Hall, also known as Chad Hall, and Trace Hall as all of her heirs, of record in Instrument No. 20260303-0016873, in said Register's Office.

Being the same property conveyed to Luke Katras, a married man and Mark Beaster, a married man by Warranty Deed from Trace Marschall Hall and Chandler Hall Heirs and Beneficiaries of the Estate of Susan H. Lawrence of record in Instrument No. 20260303-0016874 Register's Office for Davidson County, Tennessee, dated February 27, 2026 and recorded on March 03, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1109 Oakway Court, Nashville, TN 37214

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 so 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.

Dated this the 30th day of June, 2026.

Luke Katras

Mark Beaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2026, before me personally appeared Luke Katras, Mark Beaster and Rose-marie Beaster, 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 30th day of June, 2026.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/26.

Affiant Signature – Joshua A. Terry

7/1/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27