ADDRESS NEW OWNER AS:
Ashea Jones
4532 Clarksville Pike
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map - Group 059-00-0
Parcel 017.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1443643 DEEDWARR
07/09/2026 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.37
20260709-0062064

THIS DEED OF CONVEYANCE, executed and delivered by **Kelley P. Lanius and Lisa A. Lanius, Trustees of the Lawanda Lanius Trust, dated October 21, 1998, and amended on December 13, 2006**, hereinafter called the Grantor, to **ASHEA JONES**, hereinafter called the Grantee;
WITNESSETH:

That for and in consideration of the sum of **$440,100.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, survivor, heirs or assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin on the easterly margin of State Highway No. 112 or Clarksville Pike at the northwest corner of the property conveyed to F. E. Merriman and wife, by deed or correction from R. B. Beal and wife, of record in Book 2691, Page 70, Register's Office for said County; thence with the easterly margin of said Pike northwardly 200 feet to an iron pin; thence South 71 degrees East 300 feet to an iron pin; thence South 12 degrees 45 minutes West 200 feet to an iron pin at said Merriman's north east corner; thence with said Merriman's northern boundary line North 71 degrees West 330 feet to the beginning, containing 1.36 acres, more or less.

Being the same property conveyed to R.P. Lanius, Jr. and wife, Lawanda F. Lanius by Warranty Deed from Howard B. Moore and wife, Margie M. Moore of record in Book 3338, Page 443, Register's Office for Davidson County, Tennessee, dated January 15, 1962 and recorded on January 22, 1962.
Being the same property conveyed to Lawanda Lanius by Quitclaim Deed from R.P. Lanius, Jr. and wife, Lawanda Lanius of record in Book 9766, Page 821, Register's Office for Davidson County, Tennessee, dated August 7, 1995 and recorded on August 18, 1995.
Being the same property conveyed to Lawanda Lanius, Trustee of the Lawanda Lanius Trust by Quitclaim Deed from Lawanda Lanius of record in Book 11317, Page 374, Register's Office for Davidson County, Tennessee, dated October 21, 1998 and recorded on January 29, 1999. Lawanda Lanius died on or about January 5, 2024.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor have hereunto set signatures on the dates indicated in the notary acknowledgements below.

The Lawanda Lanius Trust, dated October 21, 1998, and amended on December 13, 2006

By: _____
Kelley P. Lanius, Trustee

By: _____
Lisa A. Lanius, Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Kelley P. Lanius**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed Trustee of **The Lawanda Lanius Trust, dated October 21, 1998, and amended on December 13, 2006**, and that he, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 6th day of July, 2026.

My commission expires: _____ _____
NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Lisa A. Lanius**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed Trustee of **The Lawanda Lanius Trust, dated October 21, 1998, and amended on December 13, 2006**, and that she, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 6th day of July, 2026.

My commission expires: _____ _____
NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$440,100.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 6th day of July, 2026.

My Commission Expires: _____

NOTARY PUBLIC/Register

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 6th day of July, 2026.

Affiant Signature

7-6-26
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of July, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029