Karen Johnson Davidson County
Batch# 1456497 DEEDWARR
08/07/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260807-0072928

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755092

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Monroe

The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00

Megan Lynn Lawrence
Bradley Charles Lawrence
Affiant

Subscribed and sworn to before me, this 31st day of July, 2026.

G SCOTT RAYMOND
Notary Public, State of Indiana
Johnson County
Commission Number NP0753307
My Commission Expires
December 12, 2031

Notary Public
My Commission Expires: 12/12/2031

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harry E. Sudock and Audrey Landmark 2534 Ashwood Avenue Nashville TN 37212	~~New Owner~~ C/O WELLS FARGO BANK, N.A. 1801 PARKVIEW DRIVE SHOREVIEW, MN 55126-5070	Tax Parcel ID No. 104 15 0 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley Charles Lawrence and Megan Lynn Lawrence, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harry E. Sudock and Audrey Landmark, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 75 feet of Lot No. 77 on the Map of SUNSET PARK SUBDIVISION of record in Plat Book 332, Page 132, 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 Bradley Charles Lawrence and Megan Lynn Lawrence, Husband and Wife, by Warranty Deed from Christopher J. Muscatello and Lindsey T. Muscatello, Husband and Wife, of record in Instrument No. 20210816-0110135, in the Register's Office of Davidson County, Tennessee, dated August 12, 2021 and recorded on August 16, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20150820-0084010.

This is improved property located at 2534 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2026.

Bradley Charles Lawrence

Megan Lynn Lawrence

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Charles Lawrence and Megan Lynn Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 31ST day of July, 2026.

Notary Public
My Commission Expires: 12/12/2031

G SCOTT RAYMOND
Notary Public, State of Indiana
Johnson County
Commission Number NP0753307
My Commission Expires
December 12, 2031

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7-31-26

Affiant Signature

5th day of August, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028