Karen Johnson Davidson County
Batch# 1485261 DEEDWARR
10/16/2026 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $3,911.64
20261016-0095060

Name and Address of New Owner:
Michael Lawrence and Sophie Lawrence
1009A Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
First-Citizens Bank & Trust Company
1314 Park Street
Columbia, SC 29201

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4793

Map & Parcel No: 072-16-2Q-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Equity Partners Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Lawrence and Sophie Lawrence, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1518 HAYDEN DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1518 HAYDEN DRIVE, a Horizontal Property Regime, of record in Instrument No. 20251020-0083283, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Antonio L. Bassham, unmarried, of record in Instrument No. 20250923-0075821, in the Register's Office of Davidson County, Tennessee dated September 18, 2025, and recorded September 23, 2025.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **1518B Hayden Drive, Nashville, Tennessee 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of October, 2026.

Equity Partners Group, LLC, a Tennessee Limited Liability Company

By:_____
Colin Ellis, Member

State of Tennessee
County of Davidson

Before me, Joseph White of the state and county mentioned, personally appeared Colin Ellis, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Equity Partners Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 9th day of October, 2026.

_____
Notary's Signature
My commission expires:_____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,057,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of October, 2026.

Notary Public
My commission expires: 11/28/27



Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 10-15-24.

Affiant Signature

10-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of October, 2026.

Notary Signature

My Commission Expires: 5/12/30

