Karen Johnson Davidson County
Batch# 587626 DEEDWARR
03/09/2021 10:18:26 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20210309-0030717

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eloise Claire Parker 1109 W. Grove Avenue Nashville, TN 37203	Eloise Claire Parker 1109 W. Grove Avenue Nashville, TN 37203	105-09-0-176.00

THIS INDENTURE, made this 5th day of March, 2021 between

Wade Lane, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Eloise Claire Parker

of Los Angeles County California, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 36 on the Plan of A.B. Hill Subdivision of the Plant Land, of record in Book 332, Page 65 (erroneously stated page 54 in previous deed but corrected by Scrivener's Affidavit of record in Instrument No. 20120210-0012043), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Wade Lane, LLC by Quitclaim Deed dated 10/1/2020 from Frank Reid Shippen, joined by my wife, Stephanie King Shippen of record in Instrument No. 20201105-0129606, and being the same property conveyed to Frank Reid Shippen, a married man by Quitclaim Deed dated 12/8/16 from Frank Reid Shippen and Stephanie King Shippen, Trustees of The Shippen Revocable Living Trust, dated October 23, 2014 of record in Instrument No. 20161212-0129780, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1109 W. Grove Avenue, Nashville, TN 37203.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Wade Lane, LLC

By: _____
Frank Reid Shippen, member

By: _____
Stephanie Shippen, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Frank Reid Shippen and Stephanie Shippen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be president (or other officer authorized to execute the instrument) of Wade Lane, LLC, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 5th day of March, 2021.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $815,000.00.

Affiant

Sworn to and subscribed before me, this 5th day of March, 2021.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023