NEW OWNER:
SHANNON LEIGH LAPIERRE
939 SOUTH STREET
NASHVILLE, TN 37203

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0864

Map & Parcel No.: 105020J00200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 858459 DEEDWARR
05/19/2022 09:23:55 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20220519-0057903

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million One Hundred Seventy-Five Thousand and 00/100 Dollars ($1,175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **W.R. NEWMAN, JR., LISA NEWMAN and JOHN RANDALL NEWMAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHANNON LEIGH LAPIERRE and BRIAN LAWRENCE LAPIERRE, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. B, on the plan of South Street, filed at Exhibit "C" to and established by the Declaration of Covenants, Conditions and Restrictions for South Street Cottages Homeowners' Association, of record in Instrument No. 201511060113309, Register's Office for DAVIDSON County, Tennessee, to which plat specific reference is hereby made for a more particular description of said Unit.
>
> Being part of the same property conveyed to W.R. NEWMAN, JR., LISA NEWMAN, and JOHN RANDALL NEWMAN, by Warranty Deed from Key City Properties, LLC, dated August 29, 2016, and of record in Instrument Number 20160902-0092463, in the Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **939 SOUTH STREET, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 25, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of May, 2022.

W.R. NEWMAN, JR.

LISA NEWMAN

JOHN RANDALL NEWMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **W.R. NEWMAN, JR., LISA NEWMAN and JOHN RANDALL NEWMAN**, 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 and official seal at office this 18th day of May, 2022.

NOTARY PUBLIC

My commission expires: 5-21-2025

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,175,000.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of May, 2022.

NOTARY PUBLIC

My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY