Karen Johnson Davidson County
Batch# 1124800 DEEDWARR
04/19/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240419-0028034

WARRANTY DEED

(SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2024.

Brooke Hicks
Notary Public
MY COMMISSION EXPIRES: 5-9-26

File #24-TC-0512-PARK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Reeves Grammer and Nathaniel Shuppert	The Loan Store	
(NAME)	(NAME)	
512 South 14th Street	14255 - 49th St. N.	**094 01 0 038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clearwater, FL 33762	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LEAH CHRISTINE HAYES, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NATHAN SHUPPERT, AN UNMARRIED MAN, AND EMILY GRAMMER, AN UNMARRIED WOMAN, TENANTS IN COMMON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 38 feet of Lot No. 109, as shown on the map entitled PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 109 fronts 38 feet on the Westerly side of South 14th Street and runs back 158 feet, more or less, on the Northerly line and 158.2 feet on the Southerly line, to an alley in the rear measuring 38 feet thereon.

Being the same property conveyed to Leah Christine Hayes, single woman, by Warranty Deed from Eamonn M. Quinn and Sarah Quinn, Husband and Wife, of record in Instrument No. 20200723-0081185, in the Register's Office of Davidson County, Tennessee, dated July 16, 2020, and recorded on July 23, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20160907-0093903.
* Easement for Right of Way, recorded in Instrument No. 20040726-0088759.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **512 South 14th Street, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th day of April, 2024.

Leah Christine Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2024, before me personally appeared Leah Christine Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 17, 2024** (date of document).

Affiant Signature

April 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25