Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1186629
09/26/2024 09:45:45 AM
Fees: $13.00 Taxes: $1,746.40

Davidson County
DEEDWARR
2 pgs

20240926-0074619

: OF Tennessee
TY OF Davidson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
.ER, FOR THIS TRANSFER IS $472,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF September, 2024.

(Affix Seal)

Notary Public

My Commission Expires:

WARRANTY DEED

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

SHIELDS-H24236

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Ross Grillo and Adrienne Anna Shields	New Owner	60-12-102
225 Capitol View Avenue		
Nashville, TN 37207		

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, I/we, SHPENDI LAMAJ , A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL ROSS GRILLO, UNMARRIED, AND ADRIENNE ANNA SHIELDS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the westerly 65 feet of the easterly 68 feet of the southerly 200 feet of Lot No. 16 on the Plan of Joywood Heights, Section III, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

BEGINNING on the northerly margin of Capital View Avenue, at a point 64 feet east of the southeast corner of the property conveyed to T.O.W. Norvell, et ux by deed from N.E. Moore, et ux, of record in Book 1191, Page 236, in the Register's Office of said County, being 62 feet East of the southeast corner of Lot 94 on the map of Capitol View Subdivision, of record in Book 974, Page 52 and 53 of said Register's Office; thence with said avenue Eastwardly 65 feet to a point, 3 feet West of the corners of Lots 15 and 16; thence North 4 degrees 30 minutes East 200 feet; thence Westwardly and parallel line with the northerly line of Capitol View Avenue 65 feet to a point; 62 feet East of the easterly line of Lot No. 94 on the map of said Subdivision; thence Southwardly 200 feet to the point of beginning.

BEING the same property conveyed to Shpendi Lamaj, a married man by Warranty Deed from Joyce Lawson and Judy Minster, dated 04/10/2024 and filed for record on 04/11/2024 in Instrument No. 20240411-0025666, in the Register's Office for Davidson County, Tennessee.

Said Property was never a marital residence.

( ) unimproved
This is (X) improved property known as 225 Capitol View Avenue, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 24th day of September, 2024 :

Shpendi Lamaj

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SHPENDI LAMAJ , A MARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County TN, this 24th day of September, 2024.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027