WARRANTY DEED

(SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1235381 DEEDWARR
02/07/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250207-0009645

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)
Paige Leigh Wuerdeman	**New Owner**	
(NAME)	(NAME)	
1804 Northview Avenue	**Property**	**072 10 2N 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

LAUREN A. SHEPHERD, AN UNMARRIED WOMAN,

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

PAIGE LEIGH WUERDEMAN, A SINGLE WOMAN,

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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1804 AND 1806 NORTHVIEW AVENUE, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190820-0083579 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren A. Shepherd, single woman, by Warranty Deed from M Squared, LLC, a Tennessee limited liability company, of record in Instrument No. 20200817-0091655, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 17, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of NORTHVIEW HOMES, as recorded in Instrument No. 20190523-0049127.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190820-0083579.
* Easement recorded in Instrument No. 20120228-0017172 and Instrument No. 20140114-0003779.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1804 Northview Avenue, Nashville, TN 37216**.

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 7th day of February, 2025.

Lauren A. Shepherd by Loy Carney, Attorney In Fact

Lauren A. Shepherd by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAUREN A. SHEPHERD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAUREN A. SHEPHERD**.

Witness my hand and official seal this **7th** day of **February, 2025**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Krystal Schuster, 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 2/7/25.

Date

Affiant Signature

2/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025