WARRANTY DEED

Karen Johnson Davidson County
Batch# 1246018 DEEDWARR
03/14/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,686.28
20250314-0018621

File #25-PA-0225-C

(SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

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)
Madeline Thompson and Lars Pierce		
(NAME) **225 Peachtree Street**	(NAME) **Dovenmuehle Mtg**	**119-05-0-058**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **PO Box 660592 Dallas, TX 75266-0592**	
(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,

ODIE A. LINDSEY, IV AND DANA DELOCA, A MARRIED COUPLE,

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

MADELINE THOMPSON, AN UNMARRIED WOMAN, AND LARS PIERCE, AN UNMARRIED MAN, AS 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 Westerly 56 feet of Lot No. 4, MAP OF W.F. DAVIS' SUBDIVISION OF BLOCK NO. 22 CUMBERLAND NURSERIES PLAN of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 56 feet on the Southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Odie A. Lindsey, IV and Dana Deloca, Husband and Wife, by Quitclaim Deed from Odie Lindsey, of record in Instrument No. 20160425-0040135, in the Register's Office of Davidson County, Tennessee, dated April 18, 2016 and recorded on April 25, 2016.

Being the same property conveyed to Odie Lindsey, unmarried, by Warranty Deed from Elizabeth Porter Lawrence and Gregory Mathew Lawrence, Husband and Wife, of record in Instrument No. 20130712-0072081, in the Register's Office of Davidson County, Tennessee, dated July 08, 2013 and recorded on July 12, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF W.F. DAVIS' SUBDIVISION OF BLOCK NO. 22 CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page(s) 25.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **DANA DELOCA**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202503140018620, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 225 Peachtree Street, Nashville, TN 37210.

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 3rd day of March, 2025.

Odie A. Lindsey, IV

Dana Deloca by Loy Carney, 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 **DANA DELOCA**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DANA DELOCA**.

Witness my hand and official seal this **3rd** day of **March, 2025**.

Notary Signature
My Commission Expires:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2025, before me personally appeared Odie A. Lindsey, IV, 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 3rd day of March, 2025.

Notary Signature
My commission expires:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3/3/25.

Affiant Signature – Joshua A. Terry

3/6/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/6/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27