2025-1492-TN

WARRANTY DEED

Karen Johnson
Batch # 1246250
03/14/2025 11 49 47 AM
Fees $13 00 Taxes $2,506 75

Davidson County
DEEDWARR
2 pgs

20250314-0018909

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$677,500.00.**

Nancy Enoch
Affiant

Subscribed and sworn to before me this 13th day of March, 2025

Tracey Perry
Notary Public
My Commission expires: 5-9-26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER.	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shannon Lapierre	NEW OWNER	083-13-0-218
939 South Street		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brad Whitfield, a single man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shannon Lapierre and Brian Lapierre, a married couple,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF EAST EDGEFIELD ADDITION, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 179 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE, FORMERLY LEE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, BY DEED OF RECORD IN BOOK 3253, PAGE 628, RODC., TENN,; BEING A PART OF LOT NO. 179 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147 RODC., AND BEING A PART OF THE SAME PROPERTY CONVEYED TO MALCOLM GRIZZLE AND WIFE, BY DEED FROM JAMES HENRY WILLIAMS, AS OF RECORD IN BOOK 2592, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH A LINE BEARING NORTH 6 DEG. 54' EAST A DISTANCE OF 7.5 FEET; THENCE WITH A LINE BEARING SOUTH 75 DEG. 58' EAST A DISTANCE OF 50.4 FEET TO THE EASTERLY MARGIN OF THE ABOVE MENTIONED PROPERTY; THENCE WITH THE EASTERLY MARGIN, WHOSE BEARING IS NORTH 83 DEG. 06' WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, CONTAINING 220 SQUARE FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRAD WHITFIELD, D/B/A B & C PROPERTIES, BY WARRANTY DEED FROM WILLIAM L. MARTIN AND WIFE, JEAN L. MARTIN OF RECORD IN INSTRUMENT NUMBER 20020830-0105050, AS CORRECTED IN INSTRUMENT NUMBER 20031002-0145164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO BRAD WHITFIELD, A SINGLE MAN, BY QUITCLAIM DEED FROM BRAD WHITFIELD, D/B/A B & C PROPERTIES, OF RECORD IN INSTRUMENT NUMBER 20130125-0008134, SAID REGISTER'S OFFICE.

This is improved property known as **1105 Shelby Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate, that he has a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 our hands this 13th day of March, 2025

Brad Whitfield

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brad Whitfield,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 13th day of March, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26