BOX 14

2025-88-SM

PREPARED BY (AND RETURN TO)

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson Davidson County
Batch # 1262260 DEEDWARR
04/21/2025 09 56 34 AM 3 pgs
Fees $18 00 Taxes $1,350 50
20250421-0029890

Ivey Title, LLC Ref (DL) Title No.· 64001
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Shouse 2548 Hibbitts Road Nashville, TN 37214	"NEW OWNER"

TAX MAP PARCEL NUMBERS: 09508013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy Lockhart, an unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Shouse, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Tract 1
Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Woodberry Park of record in Book 2133, pages 117, 118 and 119, Register's Office for said County, to which Plan reference is made for a more complete description

Tract 2
A tract of land lying and being in the 3rd Civil District of Davison County, Tennessee and described according to an unrecorded survey made by cummings and Cummings, Surveyors and Consultants, June 19 1971 as follows to wit
Beginning at the common rear corner of Lots No 33 and 34 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County, thence north 34 degrees 44 minutes 18 seconds west 125.07 feet to an iron pin; thence south 55 degrees, 44 minutes 13 seconds west 160 00 feet to an iron pin, thence south 34 degrees 44 minutes 33 seconds east 125 04 feet to an iron pin, thence north 55 degrees 45 minutes east 160.00 feet to the point of beginning and containing 0.46 acres, more or less

Tract 1:
Being the same property conveyed to Cindy Lockhart by Warranty Deed from David G. Pierce, unmarried, dated November 29, 2018 and recorded November 30, 2018, of record in Inst No. 20181130-0117163, Register's Office for Davidson County, Tennessee and as described in the Quitclaim Deed of Correction of record in Inst. No 20250411-0026907, said Register's Office

Tract 2
Being part of the same property conveyed to Charles S. Brown and wife, Opal B Brown, by Warranty Deed from Adelaide Niederhauser, dated July 19, 1971, of record in Book 4521, page 738, Register's Office for Davidson County, Tennessee, which was at that time part of Map 95-08, Parcel 128 in the records of the Assessor for Metropolitan Nashville and Davidson County, Tennessee Assessor's Office records indicate that in 1971 the described Tract No. 2 was added to Map and Parcel 09508013300, formerly consisting of only Lot 33, without an application to combine parcels and without a deed from Charles S Brown and wife, Opal B. Brown to subsequent owners in the chain of title for said Lot 33 Taxes for what was formerly part of Map 95-08, Parcel 128, "Tract No. 2" have been paid in the tax payments made for Map and Parcel 09508013300 since 1971. By Quitclaim Deed of Correction dated April 9, 2025, recorded April 11, 2025, of record as Inst No. 20250411-0026907, said Register's Office, Cindy Lockhart, a single person, conveyed subject property to Cindy Lockhart in order to correct the legal description for this tax parcel. All references to "Map and Parcel 095080133CO" in said Quitclaim Deed of Correction are hereby amended to read Map and Parcel 09508013300

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, pages 117, 118, and 119, said Register's Office, which Plan shows a 50 foot minimum building setback line from Hibbitts Road, 10 foot easements for public utility purposes along the rear and easterly side lines of said lot; TVA transmission lines as set forth in an instruments of record in Book 1163, page 663, and Book 1291, page 214, said Register's Office.

This is improved property, known as 2548 Hibbitts Road, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2025.

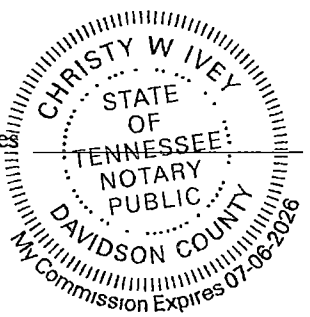
Cindy Lockhart
Cindy Lockhart

State of Tennessee

County of Davidson

On this 18th day of April, 2025, before me the undersigned authority, personally appeared Cindy Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $365,000 00.

Affiant

Sworn and subscribed before me this 18th day of April, 2025

Notary

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON