WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch # 1272322 DEEDWARR
05/13/2025 09:53:02 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20250513-0037448

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)
Shanna Broussard	**New Owner**	
(NAME)	(NAME)	**105 13 0M 002.00**
1015 Lawrence Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

ROBERT D. LEHMAN, III AND PAMELA D. LEHMAN, A MARRIED COUPLE,

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

SHANNA BROUSSARD, UNMARRIED,

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 Private Element Unit B established pursuant to Declaration of Protective Covenants, Conditions and Restrictions for The Plan of LAWRENCE COMMONS, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20120320-0023759, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Plan of LAWRENCE COMMONS, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120320-0023759, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert D. Lehman, III and Pamela D. Lehman, husband and wife, by Warranty Deed from Joseph A. Dunn and Stephanie B. Dunn, husband and wife, of record in Instrument No. 20201030-0126626, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of DUCKWORTH'S ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page 83 and Right of Way Dedication recorded in Book 4350, Page 108.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120320-0023759.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1015 Lawrence Avenue, Nashville, TN 37204**.

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.

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

Witness my/our hand(s) this the 12th day of May, 2025.

Robert D. Lehman, III

Pamela D. Lehman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Robert D. Lehman, III, 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 12th day of May, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Pamela D. Lehman, 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 12th day of May, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028