Karen Johnson Davidson County
Batch# 1277508 DEEDWARR
05/27/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20250527-0041336

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-29858-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 202 3.

NOTARY PUBLIC

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kandace Groher 709 North 9th Street, Nashville, TN 37206	Same address as new owner	082-08-0-149.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 749,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Tryg Littlefield and Bitsy Littlefield, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KANDACE GROHER, MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155, Block 2, on the Plan of F. O. Beazley's McFerrin Addition to East Nashville, of record in Plat Book 57, Page 136, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tryg Littlefield and Bitsy Littlefield from Scott Lindsey and wife, Beth Lindsey by Warranty Deed dated May 11, 2018, and recorded May 17, 2018, in Instrument Number 20180517-0047341, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 709 North 9th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of May, 2025

GRANTOR(S)

Tryg Littlefield

Bitsy Littlefield

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Tryg Littlefield and Bitsy Littlefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of May, 2025

Notary Public

Martha E. Berry

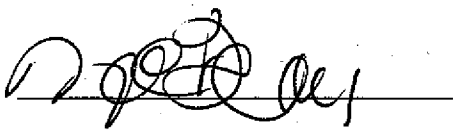
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **5/23/25** (date of document)



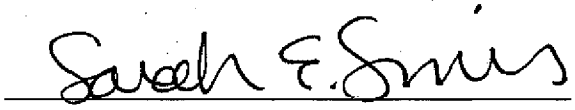
5/27/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **27** day of **May**, 202**5**.



Notary's Signature

My Commission Expires: 12-5-2024

