Karen Johnson Davidson County
Batch # 1281777 DEEDWARR
06/05/2025 02:27:22 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20250605-0044372

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*

Ivey Title, LLC Ref: (LM) Title No.: 64079
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cameron Shelton Lauren DiLucchio-Shelton 1500 Lillian Street Nashville, TN 37206	Guild Mortgage Company, LLC 5887 Coplay Drive San Diego, CA 92111

TAX MAP PARCEL NUMBERS: 08313044100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derek S. Kruse and Lauren N. Kruse, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren DiLucchio-Shelton and Cameron Shelton, Married to each other** 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:**

Land in Davidson County, Tennessee, being the north part of Lots Nos. 157 and 158, Block "R", on the Map of Lindsley Home Place, of record in Book 2, Page 92, Chancery Court at Nashville, to which plan reference is hereby made for a complete description thereof.
Said part of said lots adjoin and front 100 feet on the southerly side of Lillian Avenue and run back between parallel lines along the east margin of South 15th Street, 107.5 feet to a dead line.

Being the same property conveyed to Derek S. Kruse and Lauren N. Kruse, husband and wife, by Warranty Deed from Richard E. Horner and Amy Horner, husband and wife, dated May 8, 2017, and recorded July 6, 2017, of record in Instrument No. 20170706-0067916, corrected by Scrivener's Affidavit of record in Instrument No. 20170922-0097581, Register's Office for Davidson County, Tennessee.

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; All matters shown in Chancery Court Plan Book 2, Page 92, said Register's Office.

This is improved property, known as 1500 Lillian Street, Nashville, TN 37206

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 2nd day of June, 2025.

Derek S. Kruse

Lauren N. Kruse

State of Tennessee

County of Davidson

On this, 2nd day of June, 2025 before me the undersigned authority, personally appeared Derek S. Kruse and Lauren N. Kruse, 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $775,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2025.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary