Karen Johnson Davidson County
Batch# 1296837 DEEDWARR
07/11/2025 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,392.76
20250711-0054732

Prepared by: and Return to:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $376,422.57

Affiant

Subscribed and sworn to before me this 9th day of July, 2025.

Notary Public
My commission expires: 4/19/2026

ALYSSA ESKOW
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Alexis Gaddy		173-09-0A-833-00
2430 Anson Lane	New Owner	
Nashville, TN 37211		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Robert Shelton, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Alexis Gaddy, unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 692, on the Plan of Resubdivision of Lots 690 through 694, Section Three of Phase Eight, Lenox Village Subdivision, of record as Instrument No. 20100405-0024715, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Robert Shelton, an unmarried man, by deed from Latoya D. Boone, an unmarried woman of record in Instrument No. 20200316-0028715, Register's Office for Davidson County, Tennessee, and dated March 13, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Lenox Village of record in Instrument No. 20100405-0024715 Register's Office for Davidson County, Tennessee.

3. Easements for Sanitary Sewer, Storm Drainage, and Water Main with appurtenances of record in Instrument No. 20010918-0100850 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579 Register's Office for Davidson County, Tennessee.

6. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in the official records of the Davidson County Register of Deeds.

8. Subject to the Master Deed, recorded as Instrument #20020315-0032825, Instrument No. 20021226-0158459, and Instrument No. 20060321-0032382 in the official records of the Davidson County Register of Deeds.

9. Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20010412-0045831 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2430 Anson Lane, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of July, 2025.

Robert Shelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2025, before me personally appeared Robert Shelton, 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 9th day of July, 2025.

Notary Signature
My commission expires: 2/7/27



Certificate of Authenticity

I, Joshua A. Terry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/2025.

Affiant Signature – Joshua A. Terry

7/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27