Prepared by
Record and Return To
Chapman ... Title Inc

Karen Johnson
Batch # 1297071
07/14/2025 09 22 51 AM
Fees $13 00 Taxes $7,030 00

Davidson County
DEEDWARR
2 pgs

20250714-0055129

Warranty Deed

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000 00

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2025

Notary Public

My commission expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Andrea McKay Jacobson and Matthew Gregory Lavigne	New Owner(s)	083-10-0-314 00
1813 Woodland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NOAM PIKELNY AND CAITLIN CANTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA MCKAY JACOBSON AND MATTHEW GREGORY LAVIGNE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Plan of Lockeland, the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said county, to which reference is hereby made for a more complete description thereof.

Said Lot No. 62 fronts 50 feet on the Northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley

Said Lot No 63 fronts 47 feet on the Northerly side of Woodland Street, formerly Plum Street, and runs back 170 feet to an alley and shows 45 1/2 feet on said alley

Lots Nos. 62 and 63 are the same as Lots Nos. 62 and 63 on the Plat of Richardson Place Subdivision as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Noam Pikelny and Caitlin Canty, husband and wife by Warranty Deed from James T Brooks, Jr. and wife, Margaret Rebecca Brooks of record in Instrument No. 20170926-0098519 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 26, 2017

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1813 Woodland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2025.

Noam Pikelny

Caitlin Canty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Noam Pikelny and Caitlin Canty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026