Karen Johnson Davidson County
Batch# 1297818 DEEDWARR
07/15/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250715-0055703

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Leslie Fram and Lanny West	New Owners	103 16 0E 011.00
(NAME)	(NAME)	
3901 Whitland Avenue #11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anna Victoria Shaffer, an unmarried woman, Scott D. Shaffer and Anna M. Shaffer, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leslie Fram and Lanny West, wife and husband**, 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, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11 as shown on the Plat of Whitland Place Condominium, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, of The Whitland place Homeowners' Association, as described in Book 6131, Page 722, et seq., said Register's Office.

Being the same property conveyed to Anna Victoria Shaffer, a married woman and Scott D. Shaffer and Anna M. Shaffer, husband and wife by Warranty Deed from Stephen Formosa, married, dated February 22, 2021, of record in Instrument No. 20210225-0023626, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3901 Whitland Avenue #11, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 11th day of July, 2025.

Anna Victoria Shaffer

Anna Victoria Shaffer

Scott P Shaffer by Anna Victoria Shaffer, Attorney in Fact

Scott D. Shaffer by Anna Victoria Shaffer, Attorney in Fact

Anna M. Shaffer by Anna Victoria Shaffer, Attorney in Fact

Anna M. Shaffer by Anna Victoria Shaffer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2025, before me personally appeared Anna Victoria Shaffer, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this 10th day of July, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anna Victoria Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Scott D. Shaffer and Anna M. Shaffer, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of a record in Instrument No. 20250715-00055483, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of July, 2025.

Notary Public:
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 07/11/2025 (date of document).

Karla I Kard
Affiant Signature

07/15/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

