Karen Johnson Davidson County
Batch# 1305745 DEEDWARR
08/04/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250804-0061473

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/31/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 2/27/28

DELAYNA SISK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 4939-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
William Christopher Allen and Sarah Jane Allen	**NEW OWNERS**	043 01 0C 027.00CO
1137 Lawrence Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lilshack Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Christopher Allen and Sarah Jane Allen, husband and wife

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. 27 on the Plan of Homes at Pierce Road of record in Exhibit B in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200304-0024402, Instrument No. 20221019-0114215 and Instrument No. 20230201-0007529, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lilshack Holdings, LLC by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC, a Tennessee Professional Limited Liability Company, Successor Trustee of record in Instrument No. 20250213-0010913 Register's Office for Davidson County, Tennessee, dated February 12, 2025 and recorded on February 13, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1137 Lawrence Avenue 1 Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on July 31, 2025.

Lilshack Holdings LLC, a Tennessee Limited Liability Company

By: Jacob A. Love, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jacob A. Love with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of Lilshack Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 31, 2025.

Notary Public

My Commission Expires: 2/27/28

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 4939-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 1, 2025.

J. Carlton Drumwright

August 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY