Karen Johnson Davidson County
Batch# 1311787 DEEDWARR
08/19/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20250819-0066350

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jacques LeCorps and Ashlee LeCorps 921 14th Ave S. Nashville TN 37212	Jacques LeCorps and Ashlee LeCorps	105-01-0-038.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephenson Brown, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jacques A. LeCorps and Ashlee C. LeCorps, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 921 14th Avenue, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of B.F. Shield's Heirs Plan of Lots of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 96 fronts 47.48 feet on the Westerly side of 14th Avenue South and runs back between parallel lines, along the Northerly margin of Grand Avenue, 141.75 feet to an alley.

Being the same property conveyed to Stephenson Brown, a single person by Warranty Deed from John F. Queen and wife, Margaret M. Queen of record in Instrument No. 20140623-0054332 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 23, 2014.

This is improved property known as 921 14th Avenue, Nashville, TN 37208.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14th day of August, 2025.

Stephenson Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2025, before me personally appeared Stephenson Brown, 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 14th day of August, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $885,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of August, 2025

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/14/25 (date of document).

Jennifer Russell
Affiant Signature

8/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.