(3)

WARRANTY DEED

Karen Johnson
Batch # 1327804
09/29/2025 10 43 55 AM
Fees $18 00 Taxes $884 30

Davidson County
DEEDWARR
3 pgs

20250929-0077259

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2025

Notary Public

MY COMMISSION EXPIRES 8-21-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jonathan E Linville Kimberly J Linville	Same as new owner	149-02-0-027 00
(NAME)	(NAME)	
306 Old Orchard Dr.		
(ADDRESS)	(ADDRESS)	
Lascassas , TN 37085		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shelley Anne Brumitt and Jennifer Kristen Barrett,the heirs at law of Brenda F. Lanier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan E. Linville and Kimberly J. Linville, husband and wife,** hereinafter called the GRANTEES, 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 Lot No 19 on the plan of Cottage Hill, Section 2, of record in Plan Book 4660, Page 192, Register's Office for said County

Said Lot No 19 fronts 96 05 feet on the easterly margin of Aileen Drive and extends back 219 24 feet on the northerly line and 148 29 feet on the southerly line to a dead line in the rear, measuring 148 88 feet thereon

Being the same property conveyed to ALBERT L LANIER, JR and wife, BRENDA F LANIER, from A J JOHNSON AND AILEEN WHITSON, by Warranty Deed on July 15, 1976, of record in Book 5051, Page 927, Register's Office for Davidson County, Tennessee Albert L Lanier, Jr having died on May 10, 2018 leaving Brenda F Lanier as the surviving tenant The said Brenda F Lanier having died intestate on July 25, 2025 leaving Shelley Anne Brumitt and Jennifer Kristen Barrett as her only heirs at law as evidenced by affidavits of heirship of record as Instrument NO 20250929-0077257 and Instrument No 20250929-0077258 in the Register's Office for Davidson County, Tennessee

Subject to all matters as shown on plan of record in Plan Book 4660, Page 192, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO. Further 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) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐

This is improved ☑ property, known as 2117 Aileen Dr, Nashville, TN 37013
(House Number) (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

Witness my/our hands this 25th day of September, 2025

Shelley Anne Brumitt

Jennifer Kristen Barrett

State of Tennessee
County of Davidson

Personally appeared before me Shelley Anne Brumitt, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 25 day of Sept, 2025

Notary Public Judith C. Jacobs
My Commission Expires 8-21-27

JUDITH C JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Jennifer Kristen Barrett, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 25 day of Sept, 2025

Notary Public Judith C. Jacobs
My Commission Expires 8-21-27

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No 202508017