WARRANTY DEED

Karen Johnson
Batch # 1334938
10/16/2025 02:48:34 PM
Fees: $13.00 Taxes: $3,881.30

Davidson County
DEEDWARR
2 pgs

20251016-0082565

File No. BC-25-488

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,049,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheldon Barnet Whitten-Vile and Carol Diane Whitten-Vile	New Owner	
(NAME)	(NAME)	092-13-0-208.00
3813 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDRIA CLAIRE DENTON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELDON B. WHITTEN-VILE AND CAROL D. WHITTEN-VILE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 8, Block 24 on the Plan of Charlotte Park 2nd Addition of record in Book 57, Pages 160 and 161, 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 the same property conveyed to Alexandria Denton Harvick, married woman by Warranty Deed from EBO Properties, GP, A Tennessee General Partnership of record in Instrument No. 20190430-0039613 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

Grantor having since divorced and has changed her name to Alexandria Claire Denton. Alexandria Denton Harvick and Alexandria Claire Denton are one and the same. All interest that the ex-spouse may have had in the property has been properly divested through Final Decree, Case No. 22D1315, in the Third Circuit Court for Davidson County, Tennessee, at Nashville.

This is property more commonly known as 3813 Elkins Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 8 day of October, 2025.

Alexandria Claire Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of October, 2025, before me personally appeared **Alexandria Claire Denton**, 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 8 day of October, 2025.

Notary Signature
My commission expires:

