PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1374674 DEEDWARR
02/02/2026 11:32:48 AM 2 pgs
Fees: $13.00 Taxes: $4,983.90
20260202-0006937

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisa Dawn Hermann James Gerald Tompaul McKeen Wheeler 2806 Westmoreland Drive Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10414005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,347,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott R. Lesh and wife, Kristen R. Lesh,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa Dawn Hermann and James Gerald Tompaul McKeen Wheeler, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 27 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed t Scott L. Lesh and wife, Kristin R. Lesh, by Warranty Deed from James E. Shadburne and wife, Julie A. Shadburne, dated November 25, 1997 and recorded on November 26, 1997, of record in Book 10699, page 4, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 16, said Register's Office.

This is improved property, known as 2806 Westmoreland Drive, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of January, 2026.

Scott L. Lesh **Kristin R. Lesh**

State of Tennessee

County of Davidson

On this 19th day of January, 2026 before me the undersigned authority, personally appeared Scott L. Lesh and Kristin R. Lesh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,347,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2026.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026