Karen Johnson Davidson County
Batch# 1386618 DEEDWARR
02/27/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20260227-0015799

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $416,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/26/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/27/28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 2162-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shaunt'e H. Spears	**The Huntington National Bank**	043-01-0C-025.00-CO
1137 Lawrence Avenue	PO Box 3356	
Madison, TN 37115	Tupelo, MS 38803-3356	

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

Shaunt'e H. Spears, an unmarried woman

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 located in Davidson County, Tennessee, and being Unit No. 25 Homes at Pierce Road, a horizontal property regime with private elements, as shown on Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, of record as Instrument No. 20200304-0024402, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife, by Warranty Deed from Ruby Lee Grant, a widow of record in Instrument No. 20190823-0084934 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

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 11, 2025 and recorded on February 13, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 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 3 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 February 26, 2026.

Lilshack Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Jacob Love, CFO

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jacob 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 CFO (or other officer authorized to execute the instrument) of Lilshack Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that Jacob Love as such CFO executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 26, 2026.

_____
Notary Public

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 2/27/28

File #: 2162-26NASH-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 February 26, 2026.

J. Carlton Drumwright

February 26, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 26, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY