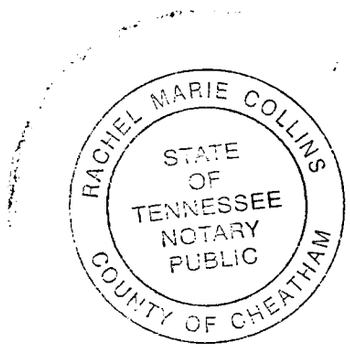
Karen Johnson Davidson County
Batch# 1422163 DEEDWARR
05/19/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260519-0045204

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2026.

Notary Public

My commission expires: 3.21.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Ramsey and Sierra Ramsey	First Bank	081-16-0-599.00
1000 11th Avenue North	722 Columbia Ave.	
Nashville, TN 37208	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN LESSARD, JR. AND HALEY SHARP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT RAMSEY AND SIERRA RAMSEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lot Nos. 20 and 21, on the Plan of B.W. Hall's Addition to North Nashville, as shown on plat of record in Book 17, Page 261, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at the Northeast corner of Eleventh Avenue North, formerly Cumberland Street and Jackson Street; thence Northwardly along the East side of Eleventh Avenue North, 42 feet; thence Eastwardly parallel to Jackson Street, 100 feet; thence Southwardly parallel to Eleventh Avenue North, and with the easterly line of said Lot Nos 20 & 21, 42 feet to Jackson Street; thence Westwardly with the northerly margin of Jackson Street, 100 feet to the beginning.

Being the same property conveyed to John Lessard, an unmarried man by Warranty Deed from Sagar Onta and Bhumika Piya, husband and wife of record in Instrument No. 20171025-0109605 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 25, 2017 and Affidavit of Scrivener's Error recorded on February 20, 2026 in Instrument No. 20260220-0013809.

Being the same property conveyed to John Lessard, Jr., and Haley Sharp, husband and wife by Quitclaim Deed from John Lessard Jr., an unmarried man of record in Instrument No. 20260302-0016318 Register's Office for Davidson County, Tennessee, dated February 23, 2026 and recorded on March 02, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1000 11th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2026.

John Lessard, Jr.

Haley Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Lessard, Jr. and Haley Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2026.

Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

I, Kirsten Virden, 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 05/15/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/15/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM