Karen Johnson Davidson County
Batch# 371217 DEEDWARR
03/11/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20200311-0027514

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zhambala Holdings, LLC	NEW OWNER	Map: 08407000100
(NAME) 1818 Tyne Blvd.	(NAME) 1818 Tyne Blvd.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($246,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH E. CHESTNUT, TRUSTEE OF THE JOSEPH E. CHESTNUT OR DARLENE W. CHESTNUT JOINT REVOCABLE LIVING TRUST DATED OCTOBER 30, 1997,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZHAMBALA HOLDINGS, LLC,

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:

Being Lot No. 120 on the Plan of Section IV, Sunny Acres, as of record in Book 2900, Page 2, Register's Office for said County.

Said Lot No. 120 fronts 150 feet on the northerly side of Windemere Drive, and runs back 335.1 feet on the easterly line and 389.9 feet on the westerly line, to a dead line in the rear on which it measures 166.4 feet.

Being the same property conveyed to Joseph E. Chestnut and wife, Darlene W. Chestnut, Trustees U/A/D Oct 30 1997 of the Chestnut Joint Revocable Living Trust Agreement, by Quitclaim Deed from Joseph E. Chestnut and wife, Darlene W. Chestnut, Individually, of record in Book 10665, Page 392, dated October 30, 1997, Register's Office for said County. See also prior deed of record in Book 4713, Page 825, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 2, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2910, Page 86, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2632 Windemere Dr., Nashville, TN 37214
(House No.) (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 our hands this 11th day of March, 2020.

The Joseph E. Chestnut or Darlene W. Chestnut Joint Revocable Living Trust dated 10/30/1997

BY: Joseph E Chestnut
Joseph E. Chestnut
Trustee

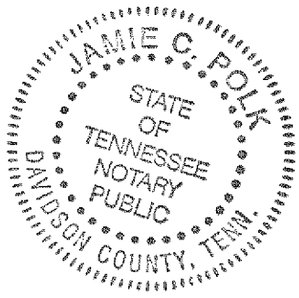
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph E. Chestnut, Trustee of The Joseph E. Chestnut or Darlene W. Chestnut Joint Revocable Living Trust dated October 30, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of The Joseph E. Chestnut or Darlene W. Chestnut Joint Revocable Living Trust dated October 30, 1997, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Joseph E. Chestnut, as Trustee.

Witness my hand and official seal this 11th day of March, 2020.

My commission expires: 1/3/23

Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.