Karen Johnson Davidson County
Batch# 498381 DEEDWARR
10/19/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20201019-0121393

35719

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930026**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00 Affiant Subscribed and sworn to before me, this 15th day of October, 2020. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cesar Gueikian and Amanda Church 266 Ensworth Place Nashville TN 37205	New Owner 266 Ensworth Place Nashville, TN 37205	Tax Parcel ID No. 116 04 0 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of The 266 Ensworth Place Trust, dated March 29, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cesar Gueikian and Amanda Church, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Ensworth Acres, Section Three, of record in Plat Book 5800, Page 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William T. Chapman, IV, Trustee The 266 Ensworth Place Trust Dated March 29, 2019 by Warranty Deed from Jan Bryan Bowen and Joseph Parker Bowen, Trustees of the Jan Bryan Bowen Revocable Living Trust, dated February 24, 2011, of record in Instrument No. 20190403-0030287, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on April 3, 2019.

Being the same property conveyed to Jan Bryan Bowen and Joseph Parker Bowen, Trustees of the Jan Bryan Bowen Revocable Living Trust, dated February 24, 2011, by Warranty Deed from David Allen Jones and wife, Lesley Dubois Jones of record in Instrument No. 20130301-0020663, in the Register's Office of Davidson County, Tennessee, dated February 06, 2013 and recorded on March 01, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Ensworth Acres Section Three, as recorded in Plat Book 5800, Page(s) 176.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 770, Page 374.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3990, Page 919.

This is improved property located at 266 Ensworth Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2020.

The 266 Ensworth Place Trust, dated March 29, 2019

Trustee

By: William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the The 266 Ensworth Place Trust, dated March 29, 2019, , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of October, 2020.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

