Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

20-CDDD-745



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Katie Ellison
Affiant

Subscribed and sworn to before me, this 21st day of October, 2020.

Leslie M Collum
Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John T. Chaudoin	**John T. Chaudoin**	**126-15-0A-257.00**
912 Canyon Court	**912 Canyon Court**	
Nashville, TN 37221-6539	**Nashville, TN 37221-6539**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Andrew J. Shade and wife, Megan Shade

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John T. Chaudoin, a single man

(hereinafter called the "Grantee"), his 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 No. 51 on the Plan of Section Six, Boone Trace at Biltmore of record in Plat Instrument No. 20010607-0060003, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew J. Shade and wife, Megan Shade by Warranty deed from Donna L. Michel, unmarried of record in Instrument No. 20170710-0069248 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

Karen Johnson Davidson County
Batch# 500613 **DEEDWARR**
10/23/2020 09:54:25 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20201023-0123292

SP 11/2015

This is improved property known as **912 Canyon Court, Nashville, TN 37221-6539.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of October, 2020.

Andrew J Shade by Megan Shade his attorney in fact — Megan Shade

Andrew J. Shade by Megan Shade as His Attorney in Fact — Megan Shade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Megan Shade, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of October, 2020.

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/7.23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Megan Shade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Andrew J. Shade as his attorney in fact.

Witness my hand and official seal this 21 day of October, 2020.

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/7.23

SP 11/2015