Karen Johnson Davidson County
Batch# 627105 DEEDWARR
04/30/2021 03:32:46 PM 2 pgs
Fees: $13.00 Taxes: $3,219.00
20210430-0058516

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $870,000.00. Affiant Subscribed and sworn to before me, this 29 day of April, 2021. Notary Public My commission expires: 1-3-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chesnut Infill, GP	New Owner	158-00-0-080.00
1745 Gary Lane		
Hopkinsville, KY 42240		

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,

Deanna S. Zadick and Mike Zadick, wife and husband

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

Chestnut Infill, GP, a Tennessee General Partnership

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Laurelwood of record in Plat Book 4460, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 3 fronts 253.43 feet on the Southerly margin of Old Hickory Boulevard and runs back between lines 360.00 feet on the Easterly line and 358.69 feet on the Westerly line to a dead line in the rear measuring 231.63 feet thereon.

BEING the same property conveyed to Deanna S. Zadick, a married person by Warranty deed from Kenneth L. Cummings and wife, Marie W. Cummings of record in Book 5446, page 21, Register's Office for Davidson County, Tennessee; Mike Zadick, spouse of the said Deanna S. Zadick, joins in the execution of this instrument and this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 1-58-P-21-1809

This is improved property known as **1809 Old Hickory Blvd., Brentwood, TN 37027.**

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 they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

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 themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 29th day of April, 2021.

Deanna S. Zadick

Deanna S. Zadick

Mike Zadick

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, Deanna S. Zadick and Mike Zadick, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 29th day of April, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000152-528