Karen Johnson Davidson County
Batch# 683506 DEEDWARR
07/26/2021 11:54:19 AM 2 pgs
Fees: $13.00 Taxes: $734.45
20210726-0099876

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **198,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/22/2021** Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3922

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase G. Chandler	New Owner	**064-09-0-029.00**
(NAME) **202 Commerce Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John-Robert Estes, unmarried and Anita Redden, Married as Joint tenants with rights of survivorship** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase G. Chandler, unmarried man,** 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 the 4th Civil District of Davidson County, Tennessee, being the center of 50 foot portion of Lots Nos. 30, 31, and 32, Block K, on the Plan of Hadley's Bend City in Book 421, Page 120, of the Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of said tract; 50 feet west of Church Street on the Northerly side of Commerce Street and proceeding North 70 degrees 24" west 57.33 feet

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 08-VRES-21-202

parallel to Commerce Street; North 1 degrees 17 min. East 70.67 feet, North 88 degrees East 50 feet; South 1 degree 32 min. East 91.67 feet to the point of beginning, containing .097 acres, more or less.

Being the same property conveyed to John-Robert Estes, unmarried and Anita Redden, Married as Joint tenants with rights of survivorship by Deed dated December 12, 2019 from Lauren Cosgrove, a single woman, recorded January 6, 2020, in Instrument Number 20200106-0001324, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **202 Commerce Street, Nashville, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **July, 2021.**

John-Robert Estes

Anita Redden

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John-Robert Estes and Anita Redden**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **July, 2021.**

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22