This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12645-DJ

Karen Johnson Davidson County
Batch# 695579 DEEDWARR
08/11/2021 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20210811-0108511

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 10th day of August, 2021.

Notary Public
My Commission Expires: 3 6 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William James Donoho, III 104 Guill Court Nashville, TN 37214	New Ower	049-00-0287.00 & 049-00-0-361.00 & 049-00-0-362.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Herbert Chafin, a/k/a Herbert D. Chafin, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William James Donoho, III**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

3450 Knight Drive:

A tract of land in the seventh councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being more particularly described according to a map by: H & H Land Surveying, Inc. - Job No.: 2001-347 - Dated: May 22, 2001, as follows:

Beginning at a wood stake (new) on the westerly right-of-way line of Knight Road (50' R.O.W.) that is 1200 feet more or less north of Green Lane. Said stake also being the northeast property corner of a tract of land as deeded to Charles W. Hawkins, III as of record in deed book 9812, page R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line with the northerly property line of the Hawkins Tracts South 85 degrees 40 minutes 00 seconds West 907.44 feet to wood stake (new); thence,

2. Leaving said northerly property line with a new line through the property of which this tract is a part, North 04 degrees 24 minutes 17 seconds West 256.58 feet to a wood stake set in the southerly property line of a tract of land as deeded to Rita C. Allen as of record in deed book 11431, page 655 R.O.D.C., Tennessee; thence,

3. With the southerly property line of the Allen tract, in part, North 85 degrees 35 minutes, 43 seconds East 317.81 feet to a wood stake (new); thence,

4. Leaving said southerly property line, with a new line through the property of which this tract is a part, South 04 degrees 24 mninutes 17 seconds East 131.97 feet to a wood stake (new); thence,

5. North 85 degrees 40 minutes 00 seconds East 592.55 feet to a wood stake (new) on the westerly right-of-way line of Knight Road; thence,

6. With said right-of-way line South 02 degrees 15 minutes 26 seconds West 25.17 feet to the point of beginning and containing 64.602 square feet or 1.4830 acres, more or less, as calculated by the above bearings and distances.

This tract shall have a 25-foot-wide ingress/egress easement along the entire southerly property line of the above-described tract of land.

Being the same property conveyed to Herbert Chafin by Warranty Deed from Sandra Gail Gant, dated December 22, 2006, recorded December 29, 2006, of record in Instrument No. 20061229-0160963; as re-recorded in Instrument No. 20070209-0016879, Register's Office for Davidson County, Tennessee.

3450 B and 3452 Knight Drive:

Being land in Davidson County, Tennessee, being part of a tract recorded in Book 2801, page 133, Register's Office for Davidson County, Tennessee, and being the same tract described in Book 9061, page 925, Register's Office of Davidson County, Tennessee, and being described in a new survey made by Ernest Davis, dated July 15, 1997, described as follows:

Beginning at a point 1200 feet north of Green Lane in the westerly margin of Knight Road; thence south 85 deg. 40' west 1078 feet, more or less, to a rock wall, thence along said rock wall; north 17 deg. 45' west 161.9 feet to a point in said rock wall, thence north 85 deg. 40 east 752 feet; thence south 4 deg. 20' west 107.3 feet, thence south 85 deg. 49' west 368 feet to a point in the westerly margin of Knight Road; thence along said Knight Road 2 deg. 30' south 50.7 feet to the point of beginning.

Less and Except that portion of the property conveyed from John Gant to Sandra Gail Gant by Warranty Deed recorded in Instrument No. 20010712-0074340, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the seventh councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being more particularly described according to a map by: H & H Land Surveying, Inc. - Job No.: 2001-347 - Dated: May 22, 2001, as follows:

Beginning at a wood stake (new) on the westerly right-of-way line of Knight Road (50' R.O.W.) that is 1200 feet more or less north of Green Lane. Said stake also being the northeast property corner of a tract of land as deeded to Charles W. Hawkins, III as of record in deed book 9812, page R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line with the northerly property line of the Hawkins Tracts South 85 degrees 40 minutes 00 seconds West 907.44 feet to wood stake (new); thence,

2. Leaving said northerly property line with a new line through the property of which this tract is a part, North 04 degrees 24 minutes 17 seconds West 256.58 feet to a wood stake set in the southerly property line of a tract of land as deeded to Rita C. Allen as of record in deed book 11431, page 655 R.O.D.C., Tennessee; thence,

3. With the southerly property line of the Allen tract, in part, North 85 degrees 35 minutes, 43 seconds East 317.81 feet to a wood stake (new); thence,

4. Leaving said southerly property line, with a new line through the property of which this tract is a part, South 04 degrees 24 mninutes 17 seconds East 131.97 feet to a wood stake (new); thence,

5. North 85 degrees 40 minutes 00 seconds East 592.55 feet to a wood stake (new) on the westerly right-of-way line of Knight Road; thence,

6. With said right-of-way line South 02 degrees 15 minutes 26 seconds West 25.17 feet to the point of beginning and containing 64.602 square feet or 1.4830 acres, more or less, as calculated by the above bearings and distances.

This tract shall have a 25-foot-wide ingress/egress easement along the entire southerly property line of the above-described tract of land.

Being the same property conveyed to Herbert D. Chafin, Jr. by Warranty Deed from John Gant, dated November 13, 2009, recorded November 13, 2009, of record in Instrument No. 20091113-0104821, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3450, 3450B & 3452 Knight Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 10th day of August, 2021.

GRANTOR:

Herbert Chafin, a/k/a Herbert D. Chafin, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herbert Chafin, a/k/a Herbert D. Chafin, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 10th day of August, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202108110108511

Certificate of Authenticity

I, Bria Sawyers, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 10, 2021.

Affiant Signature

August 10, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of August, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary's Signature
My Commission Expires: 5/2/22

Notary's Seal