Karen Johnson Davidson County
Batch# 779068 DEEDWARR
12/23/2021 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20211223-0169553

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mosaic Partners, LLC	New Owner	
(NAME) 40 Burton Hills Blvd, Suite 200	(NAME) 40 Burton Hills Blvd, Suite 200	07104007600
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Louise Maydoline Chambers, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mosaic Partners, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 330 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Jones Avenue at the common corner of lots Nos. 331 and 330; thence northwardly along the easterly margin of Jones Avenue, a distance of 21.4 fee t to a concrete monument set at the beginning of a curve; thence along the curve in a northwardly direction 38.6 feet to a point; thence eastwardly 215 feet to a point; thence southwardly 60 feet to a point at the common corner of lots Nos. 331 and 330; thence westwardly along the line between said lots, 215 feet to the point of beginning.

Being the same property conveyed to Bobby Leon Bradley and wife, Louise Maydoline Bradley, by virtue of that certain Warranty Deed dated November 5, 1976, and being of record at Book 5097, Page 187 in the Register's Office of Davidson County, Tennessee. Bobby Leon Bradley having since died leaving Louise Maydoline Bradley as the remaining Tenant by the entirety. Louise Maydoline Bradley has since remarried Tony Chambers and is now known as Louise Maydoline Chambers. Louise Maydoline Bradley is one and the same person as Louise Maydoline Chambers. Tony Chambers joins in this conveyance to transfer any marital rights he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2615 Jones Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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.

Witness my hand this 20th day of December, 2021.

Louise Maydoline Chambers

Louise Maydoline Chambers

Tony Chambers

Tony Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

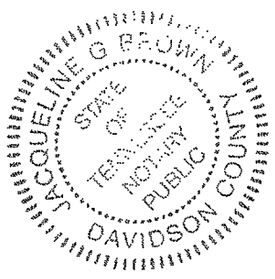
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Louise Maydoline Chambers and Tony Chambers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 1-8-22



Certificate of Authenticity

I, Elissa Schmidt, do hereby make oath that I am a licensed attorney and/or 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 December 20, 2021.

Elissa Schmidt
Affiant Signature

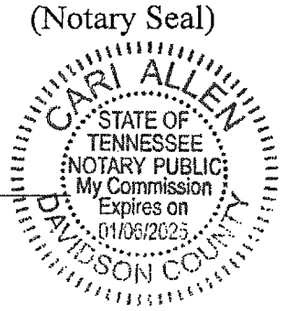
12/20/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2021.

Cari Allen
Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25