Karen Johnson Davidson County
Batch# 783328 DEEDWARR
01/03/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20220103-0000639

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $544,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15th day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023

2021-594

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Ernst and Mehuman Ernst	New Owners	
4770 Whites Creek Pike		030-00-0-148.00
Nashville, TN, 37189		

WARRANTY DEED

For and in 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, we

Anita M. Chesney, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Ernst and Mehuman Ernst, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the Fourteenth Civil District according to a survey by G. Barry Greer more particularly described as follows:

Tract No, Four: Beginning at the Westerly margin of Whites Creek Pike and 1,425.1 feet in a Southerly direction from the Northeast corner of Newlin Sanford property of record in Book 4536, Page 141 and the Northwest corner of Tract No. 3; thence along Tract No. 3 South 49 degrees 22 minutes West 1,465 feet; thence North 6 degrees 15 minutes West 106 feet; thence North 59 degrees 20 minutes West 288.4 feet; thence North 48 degrees 17 minutes East 350.8 feet to an iron pin; thence South 42 degrees 30 minutes East 180 feet to an iron pin; thence North 49 degrees 15 minutes East 1,145.8 feet to the Westerly margin of Whites Creek Pike; then following the margin of Whites Creek Pike in a Southeasterly direction along a curve radius of 4223, a distance of 190 feet to the point of beginning.

Being the same property conveyed to Clyde E. Chesney and wife, Anita M. Chesney by Warranty deed from Darrell Jay Heavener and wife, Karen B. Heavener of record in Book 11142, page 492, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 05, 1998. Clyde E. Chesney having since died April 18, 2012, leaving Anita M. Chesney the sole tenant.

Being also known as 4770 Whites Creek Pike Nashville, Tennessee 37189.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4770 Whites Creek Pike, Nashville, TN 37189.**

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 our hands this 15th day of December, 2021.

Anita M. Chesney

Anita M. Chesney

STATE OF ~~TENNESSEE~~ CR North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita M. Chesney, 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.

Witness my hand and official seal at ~~Tennessee~~ CR North Carolina, this 15th day of December, 2021.

Coradene Rutledge

Notary Public
My Commission Expires:
3-21-2024

CORADENE RUTLEDGE
Notary Public - North Carolina
Guilford County
My Commission Expires Mar 21, 2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/15/2021.

D. Shayne Adair

12/20/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

