Karen Johnson Davidson County
Batch# 802995 **DEEDWARR**
02/09/2022 03:59:07 PM 3 pgs
Fees: $18.00 Taxes: $3,811.00

20220209-0015280

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,030,000.00** (One Million Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 4th day of February, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-3-25

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

J-PR-21-6136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Chesnut Infill, G.P. 1745 Gary Lane Hopkinsville, KY 42240	**SAME AS NEW OWNER**	144-14-0-019.00

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, I/WE, **KENT SANDIDGE, IV, EXECUTOR OF THE ESTATE OF KENT SANDIDGE, III,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHESNUT INFILL, GP, a Tennessee general partnership,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the West part of Reserved Parcel B, on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122 and 123, Register's Office for said County, described as follows:

Beginning in Easterly margin of Chickering Court, at the Northwest corner of Lot No. 45; thence with said Court in a Northerly direction 219.1 feet to a monument; continuing with said Court, Northerly 146 feet to a monument; and continuing with said Court, around a curve to the right, having a radius of 1125.7 feet, a distance of 13.8 feet to a monument; thence around another curve, in a Northeasterly direction 40.4 feet to a monument in the Southerly margin of Timberwood Drive; thence along the margin of said Drive, in an easterly direction 119.2; thence leaving said Drive, Southerly 75 feet to a concrete monument at the corner of said Parcel; continuing Southerly along the East margin of said Parcel, 405 feet to the Northeast corner of Lot No. 45; thence Northwesterly with the Northerly line of said Lot, 326 feet to the beginning.

Being the same property conveyed to Paula Conaway Sandidge and husband, Kent Sandidge, III by Warranty deed from Albert W. Schroeder and wife, Patricia J. Schroeder of record in Book 4066, page 397, Register's Office for Davidson County, Tennessee, dated October 10, 1966 and recorded on October 11, 1966.

Being the same property conveyed to Kent Sandidge, III by Quitclaim deed from Paula Conaway Sandidge and Kent Sandidge, III of record in Instrument No. 20060525-0061592 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 25, 2006.

The said Kent Sandidge, III having since died testate December 18, 2021, and pursuant to his Last Will and Testament filed January 26, 2022 as Docket No. 22P26 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Kent Sandidge, IV was appointed as Executor and the devisees under the Will are Kent Sandidge, IV, Beth Regen Sandidge, Mark Conaway Sandidge and Scott Overton Sandidge.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6136 CHICKERING COURT** **NASHVILLE, TN 37215**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

WITNESS, this 4th day of February, 2022

Estate of Kent Sandidge, III

Executor

By: Kent Sandidge, IV, Executor

Kent Sandidge, IV, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kent Sandidge, IV,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor** of the **Estate of Kent Sandidge, III**, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of February, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kent Sandidge, IV,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of February, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

WITNESS, this 4th day of February, 2022

Beth Regen Sandidge

Mark Conaway Sandidge

By: Kent Sandidge, IV, as her Attorney-in-Fact

Scott Overton Sandidge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kent Sandidge, IV**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Beth Regen Sandidge**, and acknowledged that he executed that same as the free act and deed of the said **Beth Regen Sandidge.**

WITNESS my hand and official seal this the 4th day of February, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Conaway Sandidge,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of February, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott Overton Sandidge,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of February, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____