Karen Johnson Davidson County
Batch# 812647 DEEDWARR
02/28/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220228-0022655

I certify that this document is a true copy of the original
Signed: Kristen Perin
Date: 2/8/22

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-21-3047

WARRANTY DEED

Effective as of **4th day of February, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Donald D. Chambers, and Mathew Fischer, married to each other**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **My Tennessee Home Solution LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee being Lot 65, AKA Unit 235, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald D. Chambers, married, and Mathew Fischer, married, as joint tenants with the right of survivorship by Warranty Deed from Donald D. Chambers, now a married man, of record in Instrument No. 20190226-0017132, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 4 day of February 2022

GRANTOR:

Donald D. Chambers

Mathew Fischer

STATE OF TENNESSEE
COUNTY OF Knox

On this 4 **day of** Feb**, 2022, before me personally appeared Donald D Chambers and Mathew Fischer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 4 **day of** Feb**, 2022.**

GINA CARTER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Signature
My commission expires: 4/27/22

New Owner Name and Address to/ Mail tax bills to: My Tennessee Home Solution LLC 132 Daniel Street Pleasant View, TN 37146 **Property Address:** 735 Tulip Grove Road Nashville, TN 37076 Parcel I.D. Numbers: 075 12 0F 065.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$180,000.00** AFFIANT Subscribed and sworn to before me this 4 day of February , 2022 NOTARY PUBLIC Commission expires: 4/27/22 GINA CARTER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 February 4, 2022 (date of document).

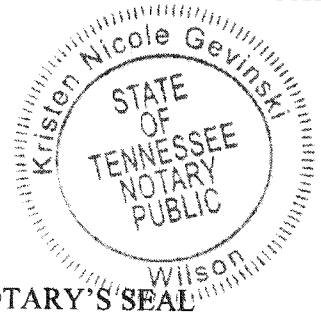
Lauren A. Fisher
Affiant Signature

2/16/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16TH day of FEBRUARY, 2022.



Kristen Gevinski
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/26/25