# WARRANTY DEED

Karen Johnson Davidson County
Batch# 814862 DEEDWARR
03/03/2022 12:37:40 PM 2 pgs
Fees: $13.00 Taxes: $4,680.50

20220303-0024470

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Chesnut Infill GP | SEND TAX BILLS TO: Chesnut Infill GP | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 1745 Gary Lane | (NAME) 1745 Gary Lane | 118-02-0-275.00 |
| (ADDRESS) Hopkinsville, KY 42240 | (ADDRESS) Hopkinsville, KY 42240 | |
| (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, **Lacarlos Hall, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Chesnut Infill GP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 2 on the Plan of the Resubdivision of the northerly part of Lot No. 32, Plan of Jos. Vaulx Farm, of record in Plat Book 3842, Page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Said lot fronts 80 feet on the South side of Kirkwood Lane and runs back between parallel lines, 242 feet to a dead line.**

**Being the same property conveyed to Nellie Elnora Carter by Installment Deed, of record in Book 4195, page 519, Register's Office for Davidson County, Tennessee, dated December 06, 1967 and recorded on December 07, 1967.**

**Pursuant to Order Appointing Conservators and Granting Petition Concerning of Real Property filed in the Circuit Court of Davidson County, Tennessee, as Case No. 21P1342, Lacarlos A. Hall was appointed as the Conservator over the person of Nellie Carter, and pursuant to T.C.A. 34-3-107(2), Karl Warden was appointed as Conservator over the property of Nellie Carter, and authorized by the aforesaid court to transfer the real property to the said Lacarlos A. Hall, and to secure the prompt sale of the subject property.**

**Being the same property conveyed to Lacarlos Hall by Quitclaim Deed of record in Instrument No. 20211202-0159755, Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 02, 2021.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 827 Kirkwood Ave Nashville, TN 37204
(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.

JCI 22827

Witness my hand this 28th day of February, 2022.

**Lacarlos Hall**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 28th day of February, 2022.

Notary Public

My Commission Expires: 1-6-25

