Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-729

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of March, 2022

Notary Public

Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 816471 DEEDWARR
03/07/2022 11:37:27 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220307-0025636

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin Chesney and Anna Claire McCluney 3216 Wingate Avenue Nashville, TN 37211	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	133-02-0-137.00

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,

SRE Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Chesney, unmarried man and Anna Claire McCluney, unmarried woman, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 59 on the Plat of Airdrie Subdivision B of D. C. Buell of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Bobby Ray Woodward and wife, Gloria J. Woodward by Warranty deed from Henry A. Dalton and wife, Elnore Hayes Dalton of record in Book 3904, page 953, Register's Office for Davidson County, Tennessee, dated June 18, 1965 and recorded on June 23, 1965. The said Bobby Ray Woodward having died on or about March 31, 2019, leaving Gloria J. Woodward as surviving tenant by the entirety. The said Gloria J. Woodward having died intestate on or about December 1, 2020. Reference is made to the Affidavits of Heirship for Gloria J. Woodard of record in Instrument No. 20210913-0122237 and Instrument No. 20210913-0122238, said Register's Office, for Davidson County.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Deborah Fay Parker and Tamara Lynn Ramsey of record in Instrument No. 20210913-0122239 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 13, 2021.

Being the same property conveyed to SRE Properties LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210920-0126263 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:. 3216 Wingate Avenue, Nashville, TN 37211

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 so 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.

Dated this the 4th day of March, 2022.

SRE Properties LLC, a Tennessee Limited Liability Company

By: _____
Brady Springer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brady Springer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for SRE Properties, LLC, and that he/she is authorized by SRE Properties, LLC to execute this instrument on its behalf as such Member.

Witness my hand and seal this 4th day of March, 2022.

_____
Notary Signature

Printed Name: Molly Landmesser
My commission expires: 01-06-25

