Karen Johnson Davidson County
Batch# 817315 DEEDWARR
03/08/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220308-0026414

WARRANTY DEED

File No. EM-22-1980

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chico Capital, LLC	Steve R. Shelton	
(NAME)	(NAME)	
8018 Charlotte Pike	612 Crieve Road	127-00-0-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37220	
(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, I/we, **Robert Bell, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chico Capital, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th, formerly the 14th, Civil District of said County and State, being the easterly half of a 20-acre tract formerly owned by J. C. Hows and O. W. Hows jointly and described according to a survey made by S. E. Hutchison, as follows:

Beginning at a small elm tree in the northern margin of the Buffalo Road at O. W. Hows' southeast corner; thence with the northern margin of said road, North 74-3/4 degrees east 10 1/2 poles to a post 16 feet North of a mulberry tree; thence North 7 degrees West 37 poles to a double pin-oak; thence North 13 degrees West 23.10 poles to a chestnut tree; thence North 6 1/4 degrees west 8.40 poles to a small beech; thence north 5 1/2 degrees West 21 poles to three chestnut oaks; thence North 12 degrees West 35 poles to an oak; thence North 220 West 3.4 poles to an Oak, corner in O. D. Elkins' South boundary line; thence with said Elkins' line, South 81-3/4 degrees West 13 poles to a planted stone, with a small hickory pointer; thence South 12 degrees East 130.5 poles, more or less, surface measure, with O. W. Howe' line to the beginning, containing 10 acres, more or less.

Being the same real property conveyed to Jesse W. Robinson and wife, Christine C. Robinson by Warranty Deed from James C. Hows, Jr. and wife, Evelyn M. Hows of record in Book 3538, Page 123, Register's Office for Davidson County, Tennessee. Christine C. Robinson died April 29, 1977 leaving Jesse W. Robinson as surviving tenant by the entirety. Jesse W. Robinson died June 14, 2008 leaving Phillip A. Robinson as his sole heir. Phillip A. Robinson died April 7, 2018 leaving Jesse Stewart Robinson as his sole heir. Jessie Stewart Robinson died on January 20, 2020 leaving Mindy Lynn Boyd as his sole heir. See also Affidavits of Heirship in Instrument No. 20200720-0079236, Instrument No. 20181002-0097683 and Instrument No. 20090106-0001191.

Being the same property conveyed to Robert Bell, a single man by Warranty

deed from Mindy Lynn Boyd, unmarried of record in Instrument No. 20200928-0111538 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 28, 2020.

Being also known as 8018 Charlotte Pike Nashville, Tennessee 37221.

This is property more commonly known as 8018 Charlotte Pike, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of February, 2022.

Robert Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Robert Bell, 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 25th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 2/25/22.

Date

Affiant Signature

2/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of February, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON