Karen Johnson Davidson County
Batch# 819047 DEEDWARR
03/10/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220310-0027653

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-0026

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaz Shelton married man	Veterans United Home Loans	058-12-0-015.00
(NAME)	(NAME)	
3611 Fairmeade Drive	1400 Veterans United Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Columbia, MO 65203	
(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, WE, **Chasity T. Lyle,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chaz Shelton, married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Fairmeade Acres of record in Plat Book 3700, Page 52, in the Register's Office for said County.

Said Lot No. 25 fronts 156 feet on the South side of Fairmeade Drive and extends back 321.7 feet on the Easterly line and 322.9 feet on the Westerly line, to a dead line in the rear on which it measures 99 feet.

Being the same property conveyed to Charles E. Lyle and wife, Ethel L. Lyle by Installment deed from George N. Lowell and wife, Dorothy Nell Lovell of record in Book 4366, page 992, Register's Office for Davidson County, Tennessee, dated September 18, 1969 and recorded on September 22, 1969. (Value or consideration shown in aforementioned deed $5,300.00.)

Being the same property conveyed to Ethel L. Lyle by Quitclaim deed from Charles E. Lyle and Ethel L. Lyle of record in Instrument No. 20070619-0072993, Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on June 19, 2007. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ethel L. Lyle, as Trustee of the Lyle Trust date September 21, 2021 by Quitclaim deed from Ethel L. Lyle of record in Instrument No. 20211015-0139048 Register's Office for Davidson County, Tennessee, dated October 11, 2021 and recorded on October 15, 2021. (Value of consideration shown in aforementioned deed $1.00.) Ethel L. Lyle having since died on November 10, 2021 leaving Chasity TyAnn Lyle as Successor Trustee of The Lyle Trust dated September 21, 2021.

Being the same property conveyed to Chasity T. Lyle by Quitclaim deed from The Lyle Trust of record in Instrument No20220120-0007679 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on January 20. 2022.

Being the same property conveyed by Quitclaim Deed from Chasity TyAnn Lyle, Successor Trustee of The Lyle Trust dated September 21, 2021 to Chasity T. Lyle, dated _____, Recorded on, _____, in Instrument No. 202203100027652 , Register's Office for Davidson County, Tennessee.

Being also known as 3611 Fairmeade Drive Nashville, Tennessee 37218.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 52, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4053, Page 210, in the Register's Office for Davidson County, Tennessee.

This property, known as 3611 Fairmeade Drive, Nashville, TN 37218
(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.

Witness my/our hand(s) this 22nd DAY OF February, 2022.

Chasity T. Lyle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Chasity T. Lyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Feb. 22, 2022.

Affiant Signature

Feb. 22, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Feb. 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025