Karen Johnson Davidson County
Batch# 823609 DEEDWARR
03/17/2022 11:06:06 AM 2 pgs
Fees: $13.00 Taxes: $751.10
20220317-0031131

This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd., Suite 120
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 15 **day of March, 2022,** by and between **James Myres, a married man,** party of the first part, and **John M. Townsend, an unmarried man,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Lot No. 53 on the Plan of Chesapeake Homes, Section 3 of record in Book 5200, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James Myres, unmarried, by Cash Deed for Tennessee from the Department of Housing and Urban Development dated August 11, 2004 of record as Instrument No. 20040824-0102235, Register's Office for Davidson County, Tennessee.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in Book 5200, Page 640; Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of recod in Book 6285, Page 885, in the Shelby County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

By: James Myres

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Myres, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14 day of March, 2022.

LAURA SCHONBACHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
My Commission Expires: November 3, 2025

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$203,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15 day of March, 2022.

NOTARY PUBLIC

My Commission Expires:
6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tax Parcel: 050-10-0-081

Property Address: 3325 Chesapeake Circle, Nashville, TN 37207

Name & Address of Owner and Mail Tax Bills to:
John Townsend
722 Columbia Avenue
Franklin, TN 37064

When Recorded Return To:
Tennessee Title and Escrow Affiliates, LLC
206 Gothic Court, Franklin, TN 37067