THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 831831 DEEDWARR
03/30/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20220330-0036890

File Number: 2022-02-159
Parcel ID: 091 07 0D 006.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Louis Christian Chandler 5109B Michigan Avenue Nashville, TN 37209	Same As New Owner	Map/Parcel 091 07 0D 006.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wendy D. Chandler and Paul W. Chandler, wife and husband,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Louis Christian Chandler, an unmarried man**, ("Grantee") all of right, title and interest in and to that certain real property known as 5109B Michigan Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 9B of The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Row at 51st Townhomes, a Horizontal Property Regime, of record in Instrument Number 20070905-0106500, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Wendy D. Chandler, a married woman, by Warranty Deed from Ashley E. Folsom, an unmarried woman, of Instrument No. 20211207-0162366, in the Register's Office of Davidson County, Tennessee, dated December 02, 2021 and recorded on December 07, 2021.

Being the same property conveyed to Ashley E. Folsom aka Ashley Elaine Folsom, an unmarried woman, by Warranty Deed from Scott Sims, married, of Instrument No. 20190620-0059519, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 20, 2019.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of March, 2022.

Wendy D. Chandler

Wendy D. Chandler

Paul W. Chandler

Paul W. Chandler

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this 19th day of March, 2022, before me personally appeared Wendy D.Chandler and Paul W. Chandler, 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 19th day of March, 2022.

Nicole Michelle Henderson

Notary Signature
My commission expires: 3/30/2022

NICOLE MICHELLE HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $472,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of March, 2022.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 march 19, 2022.

Date

Affiant Signature

march 23, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of march 23, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025