Karen Johnson Davidson County
Batch# 832965 DEEDWARR
04/01/2022 09:19:11 AM 2 pgs
Fees: $13.00 Taxes: $2,182.63
20220401-0037794

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Casey M. Chilson and Jennifer M. Chilson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gateway City Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Elysian Meadows Addition, Section Two, as of record in Plat Book 2663, Page 101 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Casey M. Chilson and Jennifer M. Chilson, husband and wife by deed from Elizabeth Vance Randolph and James Warren Randolph, wife and husband, dated June 1, 2015, of record in Inst. No. 20150616-0057385, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4810 Merrill Lane, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gateway City Properties, LLC **115 Stewarts Ferry Pike** **Nashville, TN 37214**	**NEW OWNER**	**146-08-0-026.00**

WITNESS THE EXECUTION HEREOF this 31st day of March, 2022.

Casey M. Chilson

Jennifer M. Chilson

State of Tennessee)
County of Davidson)

On this 31st day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Casey M. Chilson and Jennifer M. Chilson, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA V. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 589,900.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2022.

Notary Public

My Commission Expires: 1/3/23

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY