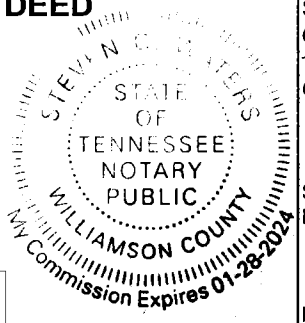
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 847941 DEEDWARR
04/29/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220429-0049584

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHG 2020 Irrevocable Trust Agreement u/a/d December 7, 2020	New Owner	114 00 0 150.00
(NAME)	(NAME)	
7347 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Nolan C. Deal Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust Agreement u/a/d December 7, 2020, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 1, on the map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by Watkins and Murray, Surveyors, October 1947, as follows:

Beginning in the center of Charlotte Pike at the northeast corner of the property conveyed to Newton W. Gaddes, and wife, by deed from N L Stevens, et al of record in Book 1876, page 555, Register's Office for Davidson County, Tennessee, thence with the center of said Pike, North 46 degs, 36' east 91.18 feet, more or less, to the northwest corner of Lot No. 2, thence with the line between said lots No. 1 and 2, south 17 degs, 10' east 302.8 feet to the northeast corner of the property conveyed to Hurd R. McGee and wife, by deed from Dave Gaddis and wife, of record in Book 1939, Page 14, Register's Office of said County, thence with McGee's northerly line, westwardly 79 feet to said Newton W. Gaddes' southeast corner, thence with said Gaddes' easterly line, northwardly 247.13 feet to the beginning.

Being the same property conveyed to Nolan C. Deal and wife, Ovia Lee Deal by Warranty Deed from L. N. Stevens and wife, Thelma Y. Stevens, dated 04/07/1951 and recorded 04/07/1951, of record in Book 1969, Page 405, Register's Office for Davidson County, Tennessee.

The said Nolan C. Deal died on 01/14/2014, leaving the said Ovia Lee Deal the sole surviving tenant by the entirety.

The said Ovia Lee Deal died testate on 10/14/2019, devising subject property to Nolan C. Deal, Jr., as evidenced in Last Will and Testament recorded in Will of record in File No. 20P210, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Nolan C. Deal, Jr., by Executor Quiclaim Deed from Nolan C. Deal, Jr., Executor of the Estate of Ovia L. Deal, dated 10/20/2020 and recorded 11/06/2020, of record in Instrument 202011060130843, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7355 Charlotte Pike, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of April, 2022.

Nolan C. Deal Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nolan C. Deal Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of April, 2022.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly do hereby make oath that I am a licensed attorney and/or 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 4-22-2022.

Brenda Shelly
Affiant
Date: 4-22-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 22nd day of April, 2022

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024