Karen Johnson Davidson County
Batch# 856382 DEEDWARR
05/17/2022 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20220517-0056435

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$545,000.00**. Carmen Coats Affiant Subscribed and sworn to before me, this the 5th day of May, 2022. Eliza Whitfield Notary Public My commission expires: _____ (AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adrian Bozman **Kimarie Haverty-Bozman**	**Adrian Bozman** **Kimarie Haverty-Bozman**	**Map 112 00 0 Parcel 054.00** **Map 112-00-0 Parcels 139.00**
96 Creighton Avenue	**96 Creighton Avenue**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Warner Chester, married, Roger Lee Chester, married, and Brian Alan Chester, unmarried, Sole Heirs-at-Law of Jesse Warner Chester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adrian Bozman and Kimarie Haverty-Bozman, married to each other

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:

TRACT 1 (Map 112-00-0 Parcel 054.00):

The following described land in Davidson County, Tennessee, to wit:

Beginning at a point on the South side of a 25' easement for an access road from Old Charlotte Pk., said point also being the Southeast corner of parcel No. 82, and being South 47 degrees 30 minutes East 384 feet from the center of Old Charlotte Pk., thence with a line common to Parcel No. 82 North 42 degrees 35 minutes East 291 feet to a point; thence with a line common to parcel No. 81 North 43 degrees East 180.2 feet to a point; thence with a line common to a 0.36 Ac. +/- tract of land North 37 degrees 30 minutes East 200 feet to a point common to parcel No. 55; thence with a line common to parcel No. 55 South 57 degrees 30 minutes East 914.00 feet to a point; thence with a line common to parcel No. 70 South 3 degrees West 1122 feet to a point; thence with a common line to parcel No. 52 North 47 degrees 30 minutes West 1039.70 feet to a point; thence with a line common to parcel No. 53 North 51 degrees 30 minutes East 220 feet to a point; thence North 47 degrees 30 minutes West 200 feet to a point; thence with a line common to parcel No. 80 North 47 degrees 31 minutes West 200 feet to a point; thence South 43 degrees West 219 feet passing thru a 25' easement for access road from Old Charlotte Pk.; thence along the South side of said easement North 47 degrees 31 minutes West 159 feet to the point of beginning and containing 20.87 Ac. +/-
Less and Except: Portion of Property Conveyed in Book 6468, Page 671, Register's Office of Davidson County, Tennessee, now known as Map 112-00-0 Parcel 132-00.

Together with an Access Easement provided in the Final Order Memorializing Easement by Prescriptive Use and Granting Permanent Injunction of record in Instrument No. 20220114-0006271, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Clifton E. Chester, Sr., and wife, Jessie Elizabeth Chester, a ½ undivided interest and Jesse W. Chester, a ½ undivided interest by Deed dated June 8, 1956, from Charles Hale and wife, Claudeen Hale of record in Book 2532 Page 17 and further being all of the same property conveyed to Jesse W. Chester and wife, Evelyn L. Chester by Quitclaim Deed dated August 31, 1978, from Clifton E. Chester, Sr., and wife, Jessie Elizabeth Chester, and Jesse W. Chester, and H. E. Collins, Trustee, of record in Book 5332 Page 785, Register's Office for Davidson County, Tennessee. The said Jesse W. Chester and wife, Evelyn L. Chester having since divorced by Final Decree of Divorce of record in Docket No. 04D-78, in the Eighth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Jesse Warner Chester by Quitclaim Deed dated May 18, 2005, from Evelyn L. Chester of record in Instrument No. 20050620-0070130, Register's Office for Davidson County, Tennessee. The said Jesse Warner Chester being one and the same person as Jesse W. Chester having since died intestate on November 1, 2019, and pursuant to an Order filed in Docket No. 19P2180, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Letters of Administration were issued to Roger Lee Chester; and Michael Warner Chester, Roger Lee Chester, and Brian Alan Chester were determined to be the sole heirs-at-law of Jesse Warner Chester. And Affidavits of Heirship for Jesse W. Chester, deceased, of record in Instrument No. 20201203-0140276, dated November 24, 2020, and Instrument No. 20201203-0140277, dated November 23, 2020, Register's Office for Davidson County, Tennessee.

TRACT II (Map 112-00-0 Parcel 039.00):

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being an 11.44 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin located North 30 degrees 57 minutes 32 seconds West 1169.48 feet from an iron pin in the center of Gerry Easement Road being measured along the centerline of Leon Easement Road 3058.86 feet in a Northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a Northerly and Northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C. Bibbs' Northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns, but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: North 52 degrees 30 minutes 01 seconds East 460.06 feet to an iron pin; thence North 58 degrees 55 minutes 15 seconds West 861.70 feet to a point; thence South 01 degrees 29 minutes 13 seconds West 113.03 feet to an iron pin; thence North 88 degrees 21 minutes 16 seconds West 205.37 feet to an iron pin; thence South 01 degrees 38 minutes 44 seconds West 767.81 feet with a fence in Chester's Easterly line to a post, a common corner to Chester and Thompson; thence North 76 degrees 03 minutes 50 seconds East 621.58 feet to the point of beginning.

The tract of land herein described has a 25 foot wide easement along a 15.73 acre tract adjacent to the tract herein described, existing for the purpose of providing egress and ingress to the owners of the tract herein described, their heirs, successors, and assigns, said easement is of record in Book 6425, Page 823, said Register's Office.

Being all of the same property conveyed to Jesse W. Chester and wife, Evelyn L. Chester by Deed dated December 14, 1984, from Jerry D. Heath and wife, Dorothy L. Heath of record in Book 6458 Page 32, Register's Office for Davidson County, Tennessee. The said Jesse W. Chester and wife, Evelyn L. Chester having since divorced by Final Decree of Divorce of record in Docket No. 04D-78, in the Eighth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Jesse Warner Chester by Quitclaim Deed dated May 18, 2005, from Evelyn L. Chester of record in Instrument No. 20050620-0070129, Register's Office for Davidson County, Tennessee. The said Jesse Warner Chester being one and the same person as Jesse W. Chester having since died intestate on November 1, 2019, and pursuant to an Order filed in Docket No. 19P2180, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Letters of Administration were issued to Roger Lee Chester; and Michael Warner Chester, Roger Lee Chester, and Brian Alan Chester were determined to be the sole heirs-at-law of Jesse Warner Chester. And Affidavits of Heirship for Jesse W. Chester, deceased, of record in Instrument No. 20201203-0140276, dated November 24, 2020, and Instrument No. 20201203-0140277, dated November 23, 2020, Register's Office for Davidson County, Tennessee.

The property is not the principal residence of the Grantors or the Grantors' spouses.

Conveyance of the above described Tract I is subject to the following: 1) Easement for water line of record in Book 4013, Page 879, Register's Office of Davidson County, Tennessee. 2) Application for Greenbelt Assessment-Agricultural, of record in Book 9227, Page 882, said Register's Office. 3) Subject to the flow of any creeks or streams across the property. 4) Access Easement Provided in the Final order Memorializing Easement by Prescriptive Use and Granting Permanent Injunction of record in Instrument No. 20220114-0006271, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

Conveyance of the above described Tract II is subject to the following: 1) Restrictive Covenants contained in the instruments of record in Book 5379 Page 497, Book 5379 Page 501, and in Book 5379 Page 509, Register's Office for Davidson County, Tennessee. 2) Deed of Easement for water purposes of record in Book 2297 Page 637, Register's Office for Davidson County, Tennessee. 3) Roadway and utility easements as stated in the Deed of record in Book 5219 Page 386, Register's Office for Davidson County, Tennessee. 4) Quitclaim Deed with covenants running with the land for a roadway of record in Book 5393 Page 898, Register's Office for Davidson County, Tennessee. 5) A 25-foot access easement for ingress and egress purposes of record in Book 6425 Page 823, Register's Office for Davidson County, Tennessee. 6) Subject to utility easements and restrictions as stated in the Deed of record in Book 6458 Page 32, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. 7) Application for Greenbelt Assessment – Agricultural of record in Book 9227 Page 883, Register's Office for Davidson County, Tennessee. 8) Subject to the flow of any creeks or streams across said property. 9) Said Parcel 139 does not have the legal right to use the access easement in the Final Order of record in Instrument No. 20220114-0006271, Register's Office for Davidson County, Tennessee. 10) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **8689 Charlotte Pike & 0 Manning Hollow, Nashville, TN 37143**

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 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 5th day of May, 2022.

Michael Warner Chester, Heir-at-Law of Jesse Warner Chester

Roger Lee Chester, Heir-at-Law of Jesse Warner Chester

Brian Alan Chester, Heir-at-Law of Jesse Warner Chester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael Warner Chester, Roger Lee Chester, and Brian Alan Chester, Sole Heirs-at-Law of Jesse Warner Chester,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **May, 2022.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/09/2022 ____ (date of ~~document~~).

Affiant Signature

05/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025