This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16534-AP

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 27, 2025

Karen Johnson Davidson County
Batch# 858486 DEEDWARR
05/19/2022 09:52:05 AM 2 pgs
Fees: $13.00 Taxes: $13,875.00
20220519-0057944

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly W. Dey Revocable Trust 100 Bellevue Dr S Nashville, TN 37205	New Owner	116-14-0-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly W. Dey, Trustee of the Kimberly W. Dey Revocable Trust dated April 21, 1998, as Amended and Restated**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being the westerly part of lot No. 4 on the Map showing Subdivision of lots Nos. 4, 5 and 25 in Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40-acre tract, part of lot No. 27 and all of 28 in Deer Park Subdivision in Belle Meade, as of record in book 421, page 134, Register's Office for said County, described as follows:

Beginning in the easterly margin of Bellevue Drive at the corner of lots Nos. 3 and 4 in said plan, said point being 100 feet northerly from the intersection of Bellevue Drive and Bellevue Drive South; thence south 61 1/2° east with the line between said lots, 260 feet to the northwest corner of the property conveyed to Mrs. Rebecca L. Overton, by deed of record in book 911, page 441, said Register's Office; thence southerly with the westerly line of said Overton property, 140 feet, more or less, to the northerly margin of Bellevue Drive South; thence westerly with same 269 feet to the intersection of said Drive and Bellevue Drive; thence northerly with same 100 feet to the beginning.

Being the same property conveyed Chandelier Development Inc., a Tennessee corporation by Quitclaim Deed from Joel T. Lyons and Lindsay R. Lyons, a married couple, dated May 5, 2022, recorded May 6, 2022, of record in Instrument No. 20220506-0052463, Register's Office for Davidson County, Tennessee.

This is improved property located at: **100 Bellevue Drive South, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2022.

GRANTOR:

Chandelier Development Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11/6/24