THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139163

Karen Johnson Davidson County
Batch# 865507 **DEEDWARR**
06/01/2022 10:03:34 AM 2 pgs
Fees: $13.00 Taxes: $6,012.50

20220601-0063047

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires: 5-7-2025

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chandelier Development 2805 Tyne Boulevard Nashville TN 37215	New Owner PO Box 120024 Nashville TN 37212	Tax Parcel ID No. 130-15-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin Jones Thompson, married, as Executrix of the Estate of Lorraine Dennison Jones and as Devisee under the Last Will and Testament of Lorraine Dennison Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chandelier Development**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Harpeth Valley Estates, Section One, of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LORRAINE JONES, by deed from JOE B. LONG AND FRANCES M. LONG, of record in Book 9498, page 524 , dated October 20, 1994 , said Register's Office.

LORRAINE D. JONES died on or about December 19, 2021. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 22P69, devised the subject property to her daughter, ROBIN JONES THOMPSON.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 130-15-0-022.00.

Matters shown on the Plan of record in Plat Book 1835, page 86, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6303, page 512, said Register's Office.

This is improved property located at 2805 Tyne Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of May, 2022.

The Estate of Lorraine Dennison Jones

Robin Jones Thompson Executrix
By: Robin Jones Thompson, Executrix

Robin Jones Thompson
Robin Jones Thompson, Devisee under the Last Will
& Testament of Lorraine Dennison Jones

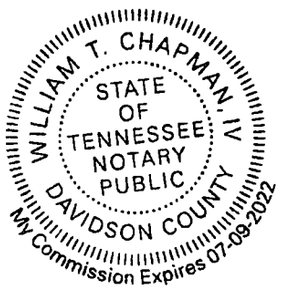
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin Jones Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Lorraine Dennison Jones, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Jones Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

My Commission Expires:

