Karen Johnson Davidson County
Batch# 866392 DEEDWARR
06/02/2022 12:38:17 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20220602-0063840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

LR-SA-22-1917

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chandler Ventures, LLC	New Owner	
(NAME)	(NAME)	
1917 Old Hickory Blvd.		**158 11 0 013.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **LARRY L. SCHMITTOU AND WIFE, SHIRLEY SCHMITTOU,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHANDLER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Two, Wildwood Valley Estates, as of record in Book 3700, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 274.97 feet on the Southerly side of Old Hickory Boulevard, and runs back 339.9 feet on the Easterly line and 311 feet on the Westerly line, to a dead line in the rear on which it measures 288.6 feet.

Being the same property conveyed to Larry L. Schmittou and wife, Shirley A. Schmittou, by Warranty Deed from James H. Henry and wife, Glyn C. Henry, of record in Book 7124, Page 819, in the Register's Office of Davidson County, Tennessee, dated February 02, 1987 and recorded on February 02, 1987.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Wildwood Valley Estates, as recorded in Plat Book 3700, Page(s) 40 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3952, Page 553.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7814, Page 391.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1917 Old Hickory Blvd., Brentwood, Tennessee 37027**.

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), their heirs and 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), 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 the 27th DAY OF MAY, 2022.

Larry L. Schmittou

Shirley Schmittou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY L. SCHMITTOU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY SCHMITTOU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212