Name and Address of New Owner:
Cody Larrivier
3815 Hydes Ferry Road
Nashville, TN 37218

Send Tax Bills To:
Cody Larrivier
3815 Hydes Ferry Road
Nashville, TN 37218

This Instrument Prepared By:
Alexandra Ponce
CLOSED Tullamore LLC
3401 Mallory Lane
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 870762 DEEDWARR
06/14/2022 08:23:30 AM 11 pgs
Fees: $58.00 Taxes: $1,017.50
20220614-0067261

Map & Parcel No: 069 11 0 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ralph Opra Robertson, a single man, Frederick Leonard Robertson, a married man, LaNorvell Wesley Robertson, a married man, and Clair M. Jones, a married man**, "the Grantor," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Jordan Wissel, a married man, and Cody Larriviere, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

First Tract:

Land in the 13th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 3 on an un-recorded plan of Lots of the M.W. Brown Farm lying east of the T.C. Railroad, of record in book 1733, page 231, Register's Office for said County and described according to a survey made by George W. Watkins, Surveyor, October 19, 1949, as follows:

BEGINNING at a post, being Bettie Shannon's northwest corner, thence with said Shannon's northeast line, south 49 degrees 15' east 86 feet to a point; thence north 33 degrees 15' east 350 feet to the center of Hydes Ferry Road; thence with center of said Road north 57 degrees 45' west 118.5 feet to a point; thence south 43 degrees 45' west 436 feet to a point; thence north 85 degrees east 147 feet to the point of beginning, containing 1.24 acres, more or less.

Second Tract:

Land in the 13th, formerly the 21st Civil District of Davidson County, Tennessee, being part of the said M.W. Brown Farm, as above referred to and described as follows:

BEGINNING at Bettie Shannon's northwest corner, thence with said Shannon's west boundary south 7 degrees west 835 feet to Cato's northeast corner; thence with Cato's north boundary, 87 degrees 45' west 475 feet to a point; thence north 28 degrees 15' east 900 feet, more or less, to the corner of Lot Nos. 3 and 4 on an un-recorded plan of the M.W. Brown Farm; thence with the south boundary of lot No.3, north 85 degrees east 147 feet to the point of beginning, containing 5.77 acres, more or less.

INCLUDED in the above described two (2) tracts of land and EXCLUDED from this conveyance are the following two tracts, which have been conveyed away by the said Sam J. Chandler, III, to-wit:

(a) By deed of record in book 2452, page 29, said Register's Office, dated September 28, 1955, to W.L. Bainbridge, Jr, (for opening of a road or drive):

Being land in the 13th, formerly the 21st Civil District Davidson County, Tennessee, and being part of lot. No. 3 and Tract No. 1 on an unrecorded plat of Lots of the M.W. Brown Farm, lying east of the T.C. Railroad and more particularly described as follows:

BEGINNING at a point in the center line of Hydes Ferry Pike, the common corner of Lots 3 and 4 of said Plan, said point of beginning being located 347 feet, more or less, from the intersection of Old Hydes Ferry Pike and NEW Hydes Ferry Pike, running thence the following courses and distances:

South 46 degrees 15' east for a distance of 28 feet to a point; thence south 43 degrees 45' west for a distance of 430 feet to the beginning of a curve; thence around the curve to the right for a distance of 68 feet, more or less, said curve having a radius of 325 feet, more or less, to a point in the north line of said Tract No. 1 of said plan; thence with the common line between Tract No. 1 and 4 of said plan, north 28 degrees 30' east for a distance of 70 feet, more or less, to the common corner of lots 3 and 4 and Tracts Nos. 1 and 4 of said plan; thence with the common line between lots Nos. 3 and 4 north 43 degrees 45' east for a distance of 436 feet to the center line of Hydes Ferry Pike and the point of beginning. The above description according to a survey and plat made by Hickerson & Miller, Engineers and Surveyors, dated September 27, 1955.

(b) By deed of record in book 2592, page 265, said Register's Office from Sam J. Chandler, III, to James Utley and wife, Frances Utley, dated August 16, 1956, as follows:

Land in the 13th, formerly the 21st Civil District of Davidson County, Tennessee, described according to survey made by Hickerson & Miller, Engineers and Surveyors, August 16, 1956, as follows:

BEGINNING at a stake in the south-easterly margin of Emerald Drive at a fence corner, said stake bearing south 43 degrees 43' west 100 feet from the south-east corner of Emerald Drive and Hydes Ferry Pike; thence along an existing fence south 47 degrees east 117 feet to a corner post of said fence; thence along a fence line south 33 degrees 15' west 213 feet to another corner post; thence along a fence line north 49 degrees 15' west 86 feet to a corner post; thence along a fence line south 7 degrees west 135 feet to an iron pin; thence leaving said fence line, north 46 degrees 15' west 147 feet to a concrete monument in the south-easterly margin of Emerald Drive; thence with said margin of said Drive north 43 degrees 45' east 316 feet to the point of beginning, containing 0.9 acres, more or less.

Being the same property conveyed to Sam J. Chandler, Jr. and wife, Ophelia B. Chandler by Warranty Deed from Sam J. Chandler, III and wife, Sue Lee Chandler, of record in Book 2645, Page 156, in the Register's Office of Davidson County, Tennessee, dated April 23, 1957 and recorded on April 30, 1957.

The said Ophelia B. Chandler having since died November 12, 1958, leaving the said Sam J. Chandler, Jr. as surviving tenant by the entirety.

Further being the same property conveyed to Sam J. Chandler, Jr. and wife, Edwyna C. Chandler by Quitclaim Deed from Sam J. Chandler, Jr., of record in Book 7724, Page 932, said Register's Office.

The said Sam J. Chandler, Jr. having since died January 24, 1989, leaving the said Edwyna C. Chandler as surviving tenant by the entirety.

The said Edwyna C. Chandler having since died testate on February 17, 2018, devising said property to the Grantors herein pursuant to Codicil Number One to her Last Will and Testament of record in Case No. 18P692, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

Being a part of the same property conveyed to Sam J. Chandler, Jr and wife, Ophelia B. Chandler, by Warranty Deed from Sam J. Chandler, III, and wife, Sue Lee Chandler, of record in Book 2645, Page 156, in the Register's Office of Davidson County, Tennessee, dated April 23, 1957 and recorded on April 30, 1957. The said Ophelia B. Chandler being deceased as of November 12, 1958.

Being a part of the same property conveyed to Sam J. Chandler, III, by Warranty Deed from Sam J. Chandler, Jr and wife, Ophelia B. Chandler., of record in Book 2248 Page 153, in the Register's Office of Davidson County, Tennessee, dated February 06, 1954 and recorded on February 17, 1954.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2022.

Ralph Opra Robertson (SEAL)

Ralph Opra Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of May, 2022, before me personally appeared Ralph Opra Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

Vanessa Cortner

Notary Signature
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ralph Opra Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of May, 2022.

Vanessa Cortner

Notary Signature
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Being a part of the same property conveyed to Sam J. Chandler, Jr and wife, Ophelia B. Chandler, by Warranty Deed from Sam J. Chandler, III, and wife, Sue Lee Chandler, of record in Book 2645, Page 156, in the Register's Office of Davidson County, Tennessee, dated April 23, 1957 and recorded on April 30, 1957. The said Ophelia B. Chandler being deceased as of November 12, 1958.

Being a part of the same property conveyed to Sam J. Chandler, III, by Warranty Deed from Sam J. Chandler, Jr and wife, Ophelia B. Chandler, of record in Book 2248 Page 153, in the Register's Office of Davidson County, Tennessee, dated February 06, 1954 and recorded on February 17, 1954.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: Sumner County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19 day of May, 2022.

F L Robertson (SEAL)
Frederick Leonard Robertson

STATE OF TENNESSEE
COUNTY OF Sumner

On this 19th day of May, 2022, before me personally appeared Frederick Leonard Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of May, 2022.

Notary Signature
My commission expires: 3/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frederick Leonard Robertson

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 19 day of May, 2022.

Notary Signature
My commission expires: 3/24

Being a part of the same property conveyed to Sam J. Chandler, Jr and wife, Ophelia B. Chandler, by Warranty Deed from Sam J. Chandler, III, and wife, Sue Lee Chandler, of record in Book 2645, Page 156, in the Register's Office of Davidson County, Tennessee, dated April 23, 1957 and recorded on April 30, 1957. The said Ophelia B. Chandler being deceased as of November 12, 1958.

Being a part of the same property conveyed to Sam J. Chandler, III, by Warranty Deed from Sam J. Chandler, Jr and wife, Ophelia B. Chandler., of record in Book 2248 Page 153, in the Register's Office of Davidson County, Tennessee, dated February 06, 1954 and recorded on February 17, 1954.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 8453 SE 132nd Loop Summerfield, FL 34491

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

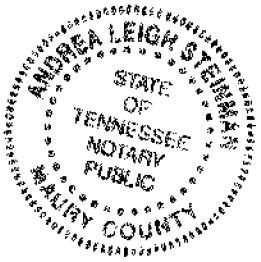
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2022.

_____(SEAL)
LaNorvell Wesley Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2022, before me personally appeared LaNorvell Wesley Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.



Andrea Steinman
Notary Signature
My commission expires: 01/2026

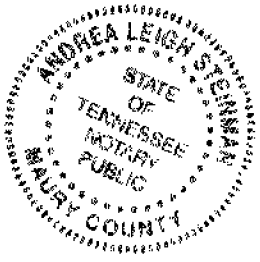
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LaNorvell Wesley Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of May, 2022.



Andrea Steinman
Notary Signature
My commission expires: 01/2026

Being a part of the same property conveyed to Sam J. Chandler, Jr and wife, Ophelia B. Chandler, by Warranty Deed from Sam J. Chandler, III, and wife, Sue Lee Chandler, of record in Book 2645, Page 156, in the Register's Office of Davidson County, Tennessee, dated April 23, 1957 and recorded on April 30, 1957. The said Ophelia B. Chandler being deceased as of November 12, 1958.

Being a part of the same property conveyed to Sam J. Chandler, III, by Warranty Deed from Sam J. Chandler, Jr and wife, Ophelia B. Chandler., of record in Book 2248 Page 153, in the Register's Office of Davidson County, Tennessee, dated February 06, 1954 and recorded on February 17, 1954.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: Shelby County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of May, 2022.

_____(SEAL)
Clair M. Robertson, Jr.

STATE OF TENNESSEE
COUNTY OF Shelby

On this 19th day of May, 2022, before me personally appeared Clair M. ~~Robertson,~~ Jones to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of May, 2022.

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp November 13, 2023
COUNTY OF SHELBY

Notary Signature
My commission expires: Nov 13, 2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clair M. ~~Robertson~~ Jones

STATE OF TENNESSEE
COUNTY OF Shelby

Sworn to and subscribed before me this 16 day of May, 2022.

Notary Signature
My commission expires: Nov 13, 2023

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2023
COUNTY OF SHELBY

True Copy Certification

I, **Diane March,** 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 this the 19th day of May, 2022.

Affiant Signature
Date 05/19/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

