Karen Johnson Davidson County
Batch# 879590 DEEDWARR
06/28/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $6,049.50
20220628-0074530

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2437

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christi Throneberry and William T. Henry	NEW OWNERS	
(NAME)	(NAME)	
28 Fox Vale Lane	28 FOX VALE LANE	177-00-0-023.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NASHVILLE TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John P. Chaffin and Jane B. Chaffin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christi Throneberry and William T. Henry,** HEREINAFTER CALLED THE GRANTEE, 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 Lot(s) 21, as shown on the map entitled Boundary and Subdivision of Lots 1, 3, 6, 10, 11, 12, 21 and 24, Fox Hollow Farms, of record in Book 9700, page 292, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a planted stone at the Southeast corner of said Lot 21, said stone being in the West line McGee's property (Instrument No. 20141112-0104417, RODC; formerly H.O. King's property); thence, with the North line of Lawrence (Instrument No. 20160630-0066898, RODC; formerly King), South 89 degrees, 34' 32" West, 180.63 feet to a point; thence, leaving said Lawrence line, North 03 degrees 49' 17" West, 356.54 feet to a point (erroneously referred to in prior deed as "South 89 degrees 49' 17" west"); thence, North 05 degrees, 36' 45" West, 608.78 feet to a point; thence, South 81 degrees 44' 38" East, 310.30 feet to a point in the West line of McGee; thence, with McGee's West line, South 02 degrees 41' 56" West, 916.73 feet to the point of beginning.

Being the same property conveyed to John P. Chaffin and wife, Jane B. Chaffin by Warranty deed from Christopher D. Cole, unmarried, and Adrienne P. Lisoskie (formerly known as Adrienne L. Cole), unmarried of record in Instrument No. 20130906-0094220 Register's Office for Davidson County, Tennessee, dated September 04, 2013 and recorded on September 06, 2013.

Being also known as 28 Fox Vale Lane Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 6th day of May, 2022.

John P. Chaffin

Jane B. Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared John P. Chaffin and Jane B. Chaffin, 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 6th day of May, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Allison Taylor, 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 MAY 6, 2022.

Date

Affiant Signature

JUNE 27, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON