Karen Johnson Davidson County
Batch# 884083 DEEDWARR
07/05/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $15,299.50
20220705-0077267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,135,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

J-CHES-22-737

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Smith and Marisa Combs Smith	**New Owner**	
(NAME)	(NAME)	**132-11-0-055.00**
737 Omandale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. SMITH AND MARISA COMBS SMITH, HUSBAND AND WIFE,** 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. 83 on the Plan of Southmeade, of record in Plat Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Chesnut Infill, GP by Warranty deed from Clear Creek Holdings, LLC of record in Instrument No. 20201015-0120299 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 15, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 118 and 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2044, Page 131, Book 2046, page 541 and Book 7254, page 187, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Book 2105, Page 33, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **737 Omandale Drive, Nashville, Tennessee 37204**.

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 30th DAY OF JUNE, 2022.

Chesnut Infill, GP

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

_____
Notary Public
My Commission Expires: 9-2-2024
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025