THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13458-RL	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2022. Notary Public MY COMMISSION EXPIRES: 10/16/2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 891478 DEEDWARR
07/20/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220720-0083079

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magge S. Curey and Susan Curey	New Owner	**096-09-0B-053.00-CO**
3065 Whitland Crossing Dr.		
Nashville TN 37214		
(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, WE, **Travis G. Chesser, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magge S. Curey, single and Susan Curey, single, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 3065 on the plan of Whitland Crossings Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Donelson's Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070703-0079564, and amended as Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, corrected as Instrument No. 20101112-0091023, and further amended as Instrument No. 20171013-0105416, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TRAVIS G. CHESSER, UNMARRIED, by deed from SEAN M. PATTERSON AND KATIE PATTERSON, HUSBAND AND WIFE, of record in Instrument No. 20150406-0029363, dated March 31, 2015 and corrected in Instrument No. 20151214-0125493, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3065 Whitland Crossing Drive, Nashville, TN 37214-3570**

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 our hands this the 18 day of June, 2022

X _____
Travis G. Chesser

STATE OF Virginia
COUNTY OF Chesapeake City

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

Witness my hand and official seal this the 18 day of June, 2022

My Commission expires: 05/31/2023 Richard T. Whitehurst

Notary Public

RICHARD T WHITEHURST
NOTARY PUBLIC
REGISTRATION # 7009633
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2023

Certificate of Authenticity

I, Joshua A. Terry, 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 June 18th 2022.

Affiant Signature

7/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/19/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON