Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # GBR-22-926

Karen Johnson Davidson County
Batch# 891696 DEEDWARR
07/20/2022 03:17:07 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20220720-0083294

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641623**	STATE OF TENNESS COUNTY OF DAVID The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My Commission Expires: 11-3-25

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Patricia Chamberland and Philip Chamberland 926 Halcyon Avenue Nashville TN 37204	Send Tax Bills To: New Owner 1205 Cedar Lane Nashville, TN 37212	Tax Information: Tax Parcel ID No. 118 01 0 337.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah M. Thayer and Edward Thayer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Chamberland and Patricia D. Chamberland, Husband and Wife,,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 20 on the Plan of Idlewild, as of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the Northerly side of Halcyon Avenue and runs back 150.0 feet on the Easterly line and 151.0 feet on the Westerly line with the Easterly margin of 10th Avenue South, to an alley measuring 50.0 feet, more or less, thereon.

Being the same property conveyed to Sarah M. Violin, an unmarried woman, by Warranty Deed from Vista Investments, LLC, of record in Instrument No. 20090821-0078869, in the Register's Office of Davidson County, Tennessee, dated August 20, 2009 and recorded on August 21, 2009.

Sarah M. Violin is n/k/a Sarah M. Thayer. Edward Thayer joins in this conveyance for the purchase of conveying all right, Title, and interest he may have in and to the above described property as spouse of Sarah M. Thayer.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Idlewild, as recorded in Plat Book 161, Page(s) 120 .

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 716, Page 763.

This is improved property located at 926 Halcyon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2022.

Sarah V. Thayer

Edward Thayer

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah V. Thayer and Edward Thayer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of July, 2022.

Notary Public
My Commission Expires: July 13, 2023

NOTARY PUBLIC STATE OF TEXAS
Heidi Sanders Walton
My Commission Expires
07/13/2023
ID No. 126180236