Karen Johnson Davidson County
Batch# 897989 DEEDWARR
08/03/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $17,030.92
20220803-0088323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,602,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd~~ 2nd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

J-CHES-22-4012-B

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)
Timothy W. Estes and Jalayne Marie Tradler-Estes	New Owner	
(NAME) **4012 B Wallace Lane**	(NAME)	**116-16-0-145.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 **TIMOTHY W. ESTES AND WIFE, JALAYNE MARIE TRADLER-ESTES,** 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. 2 on the Plan of Final Plat, Re-Subdivision of Part of Lot 3 in the Division of the Lands of Henry W. Compton of record in Plat at Instrument No. 20191022-0108354, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20200701-0071521, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chesnut Infill GP, a Tennessee General Partnership by Warranty Deed from Doug Oliver and Erica Oliver, husband and wife of record in Instrument No. 20191104-00113338, Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 2019.

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 Instrument No. 20191022-0108354, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20200701-0071521, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument No. 20210624-0085481, Register's Office for Davidson County, Tennessee.
- Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20211001-0132108, 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: **4012 B Wallace Lane, Nashville, Tennessee 37215**.

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.

2nd JG

Witness my/our hand(s) this the ~~3rd~~ DAY OF AUGUST, 2022.

Chesnut Infill GP, a Tennessee General Partnership

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, A TENNESSEE GENERAL PARTNERSHIP, 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, A TENNESSEE GENERAL PARTNERSHIP, 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 3rd of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 2, 2022**.

Affiant Signature

08/02/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **2nd** day of **August**, 20**22**.

Notary Public

Notary's Seal:

