Karen Johnson Davidson County
Batch# 914461 DEEDWARR
09/09/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20220909-0101012

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0596

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Rodney E. Snow, IV | NEW OWNER | Map: 08207046400 and 08207046500 |
| (NAME)<br>825 & 827 N. 5th St. | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($695,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BRAD CHELSTROM, UNMARRIED, AND CHARLES PICKNEY, MARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RODNEY E. SNOW, IV, MARRIED**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Miller's Addition to Edgefield, now East Nashville (erroneously shown as Milter's Addition to East Nashville on prior deed), as of record in Book 57, Page 133, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the Easterly side of North Fifth Street and runs back between parallel lines, 170 feet to on alley.

Tract 2

Being a part of Lot No. 44 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee and described according to a survey made by Barge, Waggoner & Sumner, Engineers on September 27, 1961 as follows:

Beginning on an iron pin on the easterly margin of North Fifth Street at the common front corner of Lots No. 43 and 44 on the above plan; thence with the line between said lots, South 83 degrees 00' East 169.81 feet to the westerly margin of an alley; thence with the westerly margin of said alley, North 8 degrees 08' East 1.06 feet to an iron pin in the southerly margin of Cleveland Street, as relocated; thence with the margin of Cleveland Street, as relocated, North 66 degrees 02' West 154.00 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, southeasterly 31.42 feet to an iron pin in the easterly margin of North Fifth Street; thence with the easterly margin of said Street, South 8 degrees 04' West 30.05 feet to the beginning.

Being the same property conveyed to Brad Chelstrom and Charles Pickney, by deed from Music City Holdings, LLC, of record in Instrument No. 20201008-0117246, dated September 24, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 133, said Register's Office; (3) Restrictions and Reservations of record in Book 3763, Page 275, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3368, Page 23, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 825 & 827 N. 5th St., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of September, 2022.

Brad Chelstrom

Charles Pickney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Chelstrom and Charles Pickney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of August, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certification of Recorded Documents**

I, Laura Hamann, 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 September 8, 2022.

(AFFIANT) – Laura Hamann

09/08/2022
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 8th day of September, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY