Karen Johnson Davidson County
Batch# 918012 DEEDWARR
09/16/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20220916-0103613

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Chloe Ball	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1319B Chester Ave	(NAME) 1319B Chester Ave	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, **Nicholas Cussans**, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chloe Ball**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for 1319 Chester Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150409-0031386, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erika Swanson, an unmarried woman, and Nicholas Cussans, an unmarried man, joint tenants with the rights of survivorship by Warranty Deed from Martin Kerrigan of record in Instrument No. 20160511-0046813 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 11, 2016. (Value of consideration shown in aforementioned deed $199,900.00.)

Being the same property conveyed to Nicholas Cussans, an unmarried man by Quitclaim Deed from Erika Swanson, an unmarried woman, and Nicholas Cussans, an unmarried man of record in Instrument No. 20210623-0084488 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on June 23, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1319B Chester Ave Nashville, TN 37206
(House Number) (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 my hand this 14th day of September, 2022.

Nicholas Cussans

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nicholas Cussans**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of September, 2022.

Notary Public

My Commission Expires: 10/02/2023

OFFICIAL SEAL
Tamara R Thompson
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 02 2023

Certificate of Authenticity

I, Holly Madison, 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 9/14/22.

Affiant Signature

9/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of September, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25