Karen Johnson Davidson County
Batch# 922965 DEEDWARR
09/29/2022 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20220929-0107476

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this the 27th day of September, 2022. Notary Public My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marianne Chatham	New Owner(s)	053-14-0-007.00
302 Nawakwa Trail		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDER C. STEED AND CAROLYN KENDRICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIANNE CHATHAM, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Eleventh Civil District of Davidson County, Tennessee, being shown as Tract 2 on a survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the Northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 450 feet, more or less, from its intersection with the Southwesterly margin of Pawnee Trail, same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail South 68 degrees 15 minutes West 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 degrees 15 minutes West 936.0 feet to an iron pin in the Southwesterly margin of said Pawnee Trail; thence with said margin South 56 degrees East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 degrees 45 minutes East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Ann Maguire, an unmarried woman by Warranty Deed from Donald Andrew Buchholz, unmarried of record in Instrument No. 20190815-0081711 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 15, 2019.

Being the same property conveyed to Alexander C. Steed and Carolyn Kendrick, husband and wife by Warranty Deed from Ann Maguire, an unmarried woman of record in Instrument No. 20210823-0113624 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 302 Nawakwa Trail, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE **26** day of September, 2022.

Carolyn Kendrick

STATE OF MA
COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Carolyn Kendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of September, 2022.

My Commission Expires: 3/2/23 Notary Public

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

Being the same property conveyed to Alexander C. Steed and Carolyn Kendrick, husband and wife by Warranty Deed from Ann Maguire, an unmarried woman of record in Instrument No. 20210823-0113624 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 302 Nawakwa Trail, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE **26** day of September, 2022.

Alexander C. Steed

STATE OF California
COUNTY OF San Joaquin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alexander C. Steed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of September, 2022.

Notary Public

My Commission Expires: August 5, 2025

ELVIRA OCHOA
Notary Public - California
San Joaquin County
Commission # 2369812
My Comm. Expires Aug 5, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/26/22 (date of document).

Jennifer L. Pennell

9/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of September, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

