Karen Johnson Davidson County
Batch# 925030 DEEDWARR
10/04/2022 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $6,382.50
20221004-0109392

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,725,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2022.

Notary Public

My commission expires:

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:
Ann Chandler James Marion Chandler, IV	New Owner	083-06-0-296.00
2003 Eastland Avenue		
Nashville, TN 37206		

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, **SLOSS FINE WOODWORKING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ARMSTRONG REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN CHANDLER AND JAMES MARION CHANDLER, IV, WIFE AND HUSBAND**, 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 Davidson County, Tennessee, more particularly described as follows:

Being the East half of Lot No. 1 in the H. B. Blue's subdivision of the South Part of Lot No. 2 in the Brownsville Addition, a plan of which is of record in the Register's Office of Davidson County in Book No. 161, Page 134.

Said Part of said lot fronts 50 feet on the North side of Eastland Avenue or Vaughn Pike, and extends back, Northward between parallel lines 190 feet, to a 15-foot alley.

Being the same property conveyed to Trasbin Stoner and Larissa Lentile as Tenants in Common by Warranty deed from Shannon Seagraves, unmarried of record in Instrument No. 20041116-0137457 Register's Office for Davidson County, Tennessee, dated November 12, 2004 and recorded on November 16, 2004.

Being the same property conveyed to Sloss Fine Woodworking LLC, a Tennessee Limited Liability company as to an undivided 50% interest and Armstrong Real Estate LLC a Tennessee Limited Liability Company as to an undivided 50 % interest as tenants in common by Warranty deed from Trasbin Stoner, unmarried and larissa lentile , unmarried of record in Instrument No. 20210429-0057557 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 29, 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 2003 Eastland Avenue, Nashville, TN 37206, 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 23rd day of September, 2022.

Sloss Fine Woodworking, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Sloss, Sole Member

Armstrong Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Aaron B. Armstrong, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Sloss, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Sloss Fine Woodworking, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron B. Armstrong, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Armstrong Real Estate, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 26, 2022**.

Affiant Signature

September 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

26th day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

