Karen Johnson Davidson County
Batch# 925363 DEEDWARR
10/05/2022 11:03:50 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20221005-0109852

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($425,000.00) cash in hand paid, the receipt of which is hereby acknowledged, STEVE PELHAM, HUSBAND, AND LINDA PELHAM, WIFE, A MARRIED COUPLE, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto JOSEPH B. CHESNEY, AN UNMARRIED MAN, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Thirteenth Civil District of Davidson County and being more particularly described as follows:

BEGINNING at a concrete monument at the east end of the return at the southeast corner of the intersection of Echo Lane, and Homeland Drive; and runs thence in an easterly direction along the southerly margin of Echo Lane, 236.6 feet more or less to an iron pin and the point of beginning, and running thence the following courses and distance; leaving said Echo Lane, at right angles in a southerly direction 383 feet to an iron pin; thence southeasterly 96.3 feet to an iron pin; thence northeasterly 429.3 feet to an iron pin in the southerly margin of Echo Lane; thence westerly along the southerly margin of said lane, 145.3 feet to the point of beginning, containing 1.1 acres more or less.

Being the same property conveyed to Steve Pelham, husband, and Linda Pelham, wife, a married couple, by Warranty Deed from Mar Jo Flatt, dated January 20, 2012 of record in Instrument Number 20120210-0011934, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Echo Lane.

2. Sanitary Sewer and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, TN, of record in Book 7710, Page 98, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 14th day of September, 2022.

STEVE PELHAM

LINDA PELHAM

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 14th day of September, 2022, before me personally appeared STEVE PELHAM and LINDA PELHAM, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 14th day of September, 2022.

NOTARY PUBLIC

My commission expires: June 5 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My commission expires: ~~June 5 2025~~ 04

ALEXANDRA ELEANOR SHERWOOD
Notary Public - State of Florida
Commission # HH 138535
My Comm. Expires Jun 5, 2025
Bonded through National Notary Assn.

LISA GABELL
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
03-20-2024
COUNTY OF DICKSON

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Map & Parcel No: 048-00-0-109

ADDRESS OF NEW OWNERS
JOSEPH B. CHESNEY
3129 Echo Lane
Nashville, TN 37218

SEND TAX BILLS TO:
Lowe, LLC
8221 Robert Fulton Drive, Ste 150
Columbia, MD 21046