Karen Johnson Davidson County
Batch# 944385 DEEDWARR
11/23/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20221123-0124075

Warranty Deed

CLAIRE H. JENKINS 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 $620,000.00. Claire J Stewart Affiant Subscribed and sworn to before me, this the 22nd day of November, 2022. Claire H. Jenkins Notary Public My commission expires: 10/2/23

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:
Kyle Cheslock and Kelly Cheslock	NFM, Inc. d/b/a NFM Lending	061-15-0C-001.00
1204A Ardee Ave.	1190 Winterson Road Suite 300	
Nashville, TN 37216	Linthicum, MD 21090	

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, **TOWNE BIDEZ BURD, NOW KNOWN AS TOWNE WALLER BIDEZ, A SINGLE WOMAN, AND ANDREW BURD, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE CHESLOCK AND KELLY CHESLOCK, HUSBAND AND WIFE**, 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, being Unit A of The Cottages of Ardee Avenue, "a/k/a Unit A Horizontal Property Regime of 1204 Ardee Avenue" a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Cottages of Ardee avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150807-0078840, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages of Ardee Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20150807-0078840, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here to the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Town Bidez Burd and Andrew Burd, as tenants by the entirety as to an undivided two thirds interest and Michael Burd, unmarried, as to an undivided one third interest by Warranty deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20160712-0071207 Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 12, 2016.

Being the same property conveyed to Towne Bidez Burd and Andrew Burd by Quitclaim deed from Michael Burd of record in Instrument No. 20211124-0156511 Register's Office

for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 24, 2021. Towne Bidez Burd and Andrew Burd having since divorced, and Towne Bidez Burd being restored to her maiden name Towne Waller Bidez by Final Decree of Divorce of record in Docket No. 22D54 in the Third Circuit Court for Davidson County, Tennessee.

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 1204A Ardee Avenue, Nashville, TN 37216, 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 22nd day of November, 2022.

Andrew Burd

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 Burd**, 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 22nd day of November, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Towne Bidez Burd, N/K/A Towne Waller Bidez

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 **Towne Bidez Burd, N/K/A Towne Waller Bidez,** 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 22nd day of November, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/22/22

GEORGE E. MUDTER, JR.
Dated 11/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

