Karen Johnson Davidson County
Batch# 960486 DEEDWARR
01/12/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20230112-0002729

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AT-22-3735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Marie Chafin and Patrick Reid Chafin	Elizabeth Marie Chafin & Patrick Reid Chafin	
(NAME) 5401 Michigan Avenue	(NAME) 5401 Michigan Avenue	091-07-0N-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, I/we, **Michael Nusbaum joined by his wife Rachel Nusbaum and Stephen Nusbaum, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Marie Chafin and Patrick Reid Chafin, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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, Homes at 5401 Michigan Avenue, on the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 5401 Michigan Avenue, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20140520-0043350, the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Nusbaum, unmarried and Stephen Nusbaum, unmarried, as joint tenants with rights of survivorship, by Warranty deed from Deep River Development, LLC, a Tennessee limited liability company, formerly known as Kelton Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20141103-0101138 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 03, 2014.

This is property more commonly known as 5401 Michigan Avenue, Nashville, TN 37209
.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of January, 2023.

Mich Nus by Ryan Lux
attorney in fact
Michael Nusbaum by Ryan Lux, Attorney-In-Fact

Rach Nus by Ryan Lux
attorney in fact
Rachael Nusbaum by Ryan Lux, Attorney-In-Fact

Steph Nus by Ryan Lux
attorney in fact
Stephen Nusbaum by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Michael Nusbaum, and that this instrument was executed on behalf of the said Michael Nusbaum for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202301120002728__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of January, 2023.

Notary Signature
My commission expires: 7/14/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Rachael Nusbaum, and that this instrument was executed on behalf of the said Rachael Nusbaum for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202301120002728__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of January, 2023.

Notary Signature
My commission expires: 7/14/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Stephen Nusbaum, and that this instrument was executed on behalf of the said Stephen Nusbaum for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202301120002728__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of January, 2023.

Notary Signature
My commission expires: 7/14/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **1/11/2023** (date of document).

Affiant Signature

1/11/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **January**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

