WARRANTY DEED

Karen Johnson Davidson County
Batch# 965076 DEEDWARR
01/27/2023 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20230127-0006381

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/26/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3006

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brandon Adams	Brandon Adams	050-10-0-230.00
P.O. Box 695	P.O. Box 695	
Madison, TN 37116	Madison, TN 37116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Chaz Edward Shelton, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 3554/3552 Chesapeake Dr Trust

HEREINAFTER CALLED THE GRANTEE(S), 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, and being Lot Nos. 123A and 123B, Zone Lot Division of Lots 12-17, 63-69, 123-135, 141-154, Chesapeake Homes, Section Four, as of record in Book 6250, Page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ethel L. Lyle, by deed dated 3/2/1992, and recorded 3/3/1992, from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8564, Page 23; and being the same property conveyed to Ethel L. Lyle, as Trustee of the Lyle Trust dated September 21, 2021, by deed dated 9/21/2021, and recorded 10/15/2021, from Ethel L. Lyle, of record as Instrument No. 20211015-0139053; and being the same property conveyed to Chaz E. Shelton, by deed dated 12/21/2021, and recorded 1221/2021, from Chasity T. Lyle, as Grantor and Trustee of The Lyle Trust, of record as Instrument No. 20211221-0168597; and being the same property conveyed to Chaz Edward Shelton, by deed dated 2/22/2022, and recorded 3/11/2022, from Chasity TyAnn Lyle, Successor Trustee of The Lyle Trust dated September 21, 2021, of record as Instrument No. 202203110028982; and Being the same property conveyed to Ethel L. Lyle, by deed dated 7/17/1998, and recorded 7/20/1998, from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Book 11026, Page 250; and being the same property conveyed to Ethel L. Lyle, as Trustee of the Lyle Trust dated September 21, 2021, by deed dated 9/21/2021, and recorded 10/15/2021, from Ethel L. Lyle, of record as Instrument No. 20211015-0139051; and being the same property conveyed to Chaz E. Shelton, by deed dated 12/27/2021, and recorded 12/28/2021, from Chasity T. Lyle, as Grantor and Trustee of The Lyle Trust, of record as Instrument No. 20211228-0170272; and being the same property conveyed to Chaz E. Shelton, by deed dated 2/22/2022, and recorded 3/11/2022, from Chasity TyAnn Lyle, Successor Trustee of The Lyle Trust dated September 21, 2021, of record as Instrument No. 20220311-0028981, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3552 Chesapeake Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on January 26, 2023}.

Chaz Edward Shelton

CHAZ EDWARD SHELTON

STATE OF Florida

COUNTY OF Broward

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Chaz Edward Shelton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. ID Produced Driver License

Witness my hand and official seal, this January 26, 2023.

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16, 2025

Chauncey Miller

Chauncey Miller
Notary Public

My Commission Expires: 05/16/2025

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/26/2023 (date of document).

Jennifer Russell
Affiant Signature

1/27/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

