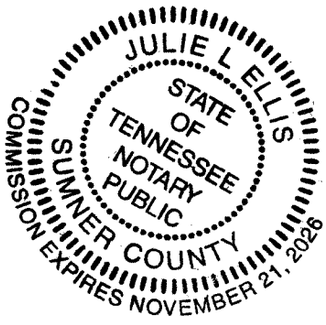
Karen Johnson Davidson County
Batch# 965354 DEEDWARR
01/27/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230127-0006509



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2023.

Notary Public
My commission expires: 11/21/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wolfe Investments, LLC	~~TBD~~ New Owner	050-10-0-230.00
3552 & 3554 Chesapeake Dr	111 17th Ave S #513	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee The 3552/3554 Chesapeake Dr Tr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wolfe Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 123B, Zone Lot Division of Lots 12-15 & 123, Section Four, Chesapeake Homes (erroneously referred to as Zone Lot Division of Lots 12-17, 63-69, 123-135, 141-154 on the Plan of Chesapeake Homes, Section Four, in prior deeds of record), of record in Book 6250, Page 916, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Parcel Two:

Land in Davidson County, Tennessee, being Lot No. 123A, Zone Lot Division of Lots 12-15 & 123, Section Four, Chesapeake Homes (erroneously referred to as Zone Lot Division of Lots 12-17, 63-69, 123-135, 141-154 on the Plan of Chesapeake Homes, Section Four, in prior deeds of record), of record in Book 6250, Page 916, Register's Officefor Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 3552/ 3554 Chesapeake Dr Trust from Chaz Shelton by Warranty Deed dated 01/26/23 and recorded on 1/27/2023 in Instrument # 20230127-0006381, Book —, Page —, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3552 & 3554 Chesapeake Dr, 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, 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 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.

_____ Date: 1-26-23

The 3552/3554 Chesapeake Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3552/3554 Chesapeake Dr Trust and that he is authorized by The 3552/3554 Chesapeake Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of January, 2023.

JULIE L ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES NOVEMBER 21, 2026

_____
NOTARY PUBLIC

My Commission Expires: 11/21/26

Certificate of Authenticity

I, Kathryn Sipos, 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 01/26/23.
Date

Kathryn Sipos
Affiant Signature

01/26/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of January, 2023.

Notary's Signature
My Commission Expires: 11/21/26

Notary's Seal (if on paper)

