Karen Johnson Davidson County
Batch# 976953 DEEDWARR
03/03/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $12,561.50
20230303-0015493

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20575-AP

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $3,395,000.00.

Affiant

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

Subscribed and sworn to before me, this the 3rd day of March, 2023.

Notary Public
My Commission Expires: 6/19/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison W. Ventura 201 Olive Branch Rd Nashville, TN 37205	New Owner	116-09-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allison W. Ventura, unmarried**, 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 Lot No. 343 on the Plan of Hillwood Estates, Section 12, as of record in Plat Book 2663, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chandelier Development Inc., a Tennessee corporation by Quitclaim Deed fromBivens Investments LLC, a Tennessee limited liability company dated March 1, 2023, recorded March 2, 2023, of record in Instrument No. 20230302-0014770, Register's Office for Davidson County, Tennessee.

This is improved property located at: **201 Olive Branch Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023.

GRANTOR:

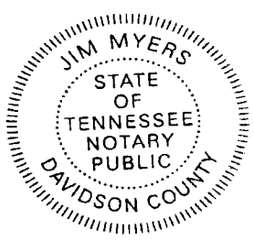
Chandelier Development Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2023.



_____
Notary Public
My Commission expires: 11-6-2024

202303030015493

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 3-3-23.

Brenda Shelby
Affiant
Date: 3-3-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 3rd day of March, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024