WARRANTY DEED

Karen Johnson Davidson County
Batch# 984296 DEEDWARR
03/24/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230324-0021344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.25.24

(AFFIX SEAL)

CAROLE M. MAXSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester East LLC	Chester East LLC	
(NAME) Chester Avenue	(NAME) 250 West 26th Steet, Suite 205	072 15 0 230.01
(ADDRESS) Nashville, TN 37206	(ADDRESS) New York, NY 10001	
(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, **WILLIAM LEE COLLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHESTER EAST LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 on the Plan of Elbon, not of record, and described according to a survey made by George W. Watkins, January 5, 1949, as follows:

Beginning at the Southwest corner of Chesterfield Avenue and Pennington Avenue; thence along the West margin of Pennington Avenue, Southwardly 124.9 feet to the common corner of Lots 12 and 13; thence Westwardly with the line between said lots, 170 feet to the common corner of Lots 8, 9, 12 & 13; thence Northwardly, with the line between Lots 9, 10, 11 & 12, 120 feet to the South margin of Chesterfield Avenue; thence Eastwardly, with said Avenue, 170 feet to the beginning.

Being the same property conveyed to John G. Colley and wife, Mildred Colley, by Warranty Deed from M. C. Callis and wife, Stella L. Callis, of record in Book 4255, Page 901, in the Register's Office for Davidson County, Tennessee, dated July 24, 1968, and recorded on July 31, 1968. The Said Mildred Colley Died on March 19, 1989, leaving John G. Colley as sole surviving tenant by the entirety.

Being part of the same property conveyed to Colley Family, L.P., by Quitclaim Deed from John G. Colley, unmarried, of record in Instrument No. 20060111-0004530, in the Register's Office for Davidson County, Tennessee, dated December 20, 2005, and recorded on January 11, 2006.

Being part of the same property conveyed to John G. Colley, unmarried, by Quitclaim Deed from John G. Colley and Josephine Lynn Colley, both unmarried and being the General Partners of the Colley Family, L.P., of record in Instrument No. 20121114-0104799, in the Register's Office for Davidson County, Tennessee, dated November 14, 2012, and recorded on November 14, 2012. The Said John G. Colley Died testate November 19, 2021. See Probate Docket No. 22P1058, Seventh Circuit Court, Davidson County, Tennessee, Probate Division.

Being part of the same property conveyed to William Lee Colley, by Special Warranty Deed from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley and Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005, of record in Instrument No. 20220729-0086655 and as Corrected in Instrument No. 20220916-0103565, in the Register's Office for Davidson County, Tennessee, dated July 29, 2022, and recorded on July 29, 2022.

Kevin Montgomery herein signed as Attorney in fact for William Lee Colley. Said Power of Attorney is of record Instrument No. 202303240021343 in the Registers office for Davidson County, Tennessee.

Property was not the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as Chester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of March, 2023

William Lee Colley by
[signature] attorney in fact

WILLIAM LEE COLLEY BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

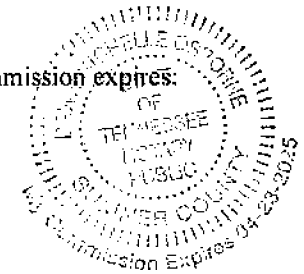
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of William Lee Colley and acknowledged that he executed the same as the free act and deed of William Lee Colley.

Witness my hand and official seal this 22nd day of March, 2023.

Commission expires:



[signature]
Notary Public

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 March 22, 2023

MELINDA A. GRAY

Date: March 23, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 23rd day of March, 2023

Notary Public
My Commission Expires: 11·5·24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024