This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20673-TC

Karen Johnson Davidson County
Batch# 998239 DEEDWARR
05/01/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230501-0032037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 1st day of May, 2023.

Notary Public
My Commission Expires: 11/4/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Byron K. Stithem and Monica L. Knight 1220 Lillian Street Nashville, TN 37206	SWBC Mortgage Corporation 117 Seaboard Lane, Ste. F-205 Franklin, TN 37067	083 13 0Z 001.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Chaves and Katherine Fritton Chaves, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Byron K. Stithem and Monica L. Knight, husband and wife**, 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 Unit A on the Plan of 1220 Lillian Street Townhomes, A Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Condition and Restrictions of the 1220 Lillian Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160302-0020139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John Chaves and Katherine Fritton Chaves, husband and wife, by Warranty Deed from Adam J. Bruck and Erica L. Walter, of record in Instrument No. 20190603-0052443, in the Register's Office of Davidson County, Tennessee, dated May 29, 2019 and recorded on June 03, 2019.

This is improved property located at: **1220 Lillian Street, Nashville, TN 37206**

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 1st day of May, 2023.

GRANTOR:

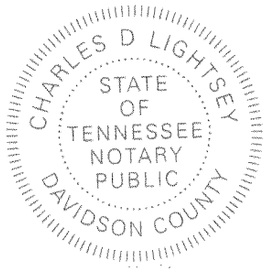
John Chaves

Katherine Fritton Chaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Chaves and Katherine Fritton Chaves, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2023.



Notary Public
My Commission expires: 3/13/26

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 1, 2023.

Affiant Signature

Date: 05/01/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 1, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

