WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000231 DEEDWARR
05/05/2023 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20230505-0033570

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/01/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3451

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Erin Dias, Trustee of The 3522 Chesapeake Dr Trust	**NEW OWNER**	050-10-0A-010.00-CO
PO Box 695	PO 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,

Charley J. Lyle, unmarried and Chaz Shelton, unmarried

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

Erin Dias, Trustee of the 3522 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:

Being Unit No. 10, Lot No. 33 in a Horizontal Property Regime as shown on the condominium site plan, Section One, Phase 1, Chesapeake Homes, of record in Plat Book 5800, page 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ethel L. Lyle, married by Warranty deed from C. Wayne Oakes and wife, Norma E. Oakes a/k/a Norma A. Oakes of record in Book 10257, page 9, Register's Office for Davidson County, Tennessee, dated November 07, 1996 and recorded on November 12, 1996.

Being the same property conveyed to Ethel L. Lyle, as Trustee of the Lyle Trust dated September 21, 2021 by Quitclaim deed from Ethel L. Lyle of record in Instrument No. 20211015-0139054 Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on October 15, 2021.

Being the same property conveyed to Charley J. Lyle by Quitclaim deed from Chasity T. Lyle, Trustee of the Lyle Trust of record in Instrument No. 20211228-0170269 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on December 28, 2021.

Chaz Shelton joins in the execution of this intstrument for the purpose of conveying his interest in the above described property.

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 3522 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 May 1, 2023.

Charley J. Lyle

Chaz Shelton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Charley J. Lyle, 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.

Witness my hand and official seal, this May 1, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Chaz Shelton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of May, 2023.

Notary Public

My Commission Expires:_____

File #: 2023-3451

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

This is property known as 3522 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 May 1, 2023.

Charley J. Lyle

Chaz Shelton

Chaz Shelton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Charley J. Lyle, 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.

Witness my hand and official seal, this May 1, 2023.

Notary Public

My Commission Expires: _____

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Chaz Shelton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2023.

Notary Public: Gloria Asare

My Commission Expires: 12/31/2024
Registration No: 7901547

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized online using audio-video communication

File #: 2023-3451

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 5/1/23 (date of document).

Jennifer Russell
Affiant Signature

5/5/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May 2023.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

