Karen Johnson Davidson County
Batch# 1005654 DEEDWARR
05/19/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $3,141.30
20230519-0037905

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Scott C. Chambers	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Scott C. Chambers	
(NAME) 2708 Wortham Ave.	(NAME) 2708 Wortham Ave,	081-16-0-342.00
(ADDRESS) Nashville TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **Ann E. Beatty and Adam Burnside** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott C. Chambers,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the westerly 55 5/10 feet of Lot No. 27 on the Map of McGavock's Addition, as of record in Book 21, Page 41, Register's Office for said County, more particularly described as follows:

Beginning at the northeast corner of Jefferson Street, and 16th Avenue North; thence northwardly along the easterly margin of 16th Avenue North 150 feet to an alley; thence westwardly along the southerly margin of said alley 55 5/100 feet to a point; thence southwardly 150 feet to Jefferson Street 55 5/10 feet to the point of beginning.

Being the same property conveyed to Elton Brown by Quitclaim deed from Ann E. Beatty of record in Instrument No. 20100922-0075228 Register's Office for Davidson County, Tennessee, dated September 21, 2010 and recorded on September 22, 2010.

Elton Brown died intestate on July 25, 2013 leaving Ann E Beatty and Adam Burnside as his heirs by Affidavits of Heirship of record at Instrument No. _202305190037901_ & Instrument No. ____202305190037904_____ in said Register's Office, Tennessee.
Elton Brown's son Willie Earl Brown predeceased him on July 21, 1975 leaving Adam Burnside as his sole heir by Affidavits of Heirshin at Instrument NO _202305190037899__ and Instrument No. 202305190037903 in said Register's office, Tennessee. Elton Browns. daughter Peggy Jean Marable died July 13, 1973 without issue per Affidavits of Heirship at Instrument No. __202305190037900. and Instrument No. __202305190037902- in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1502 Jefferson St. Nashville, TN 37208
(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 19th day of May, 2023.

Ann E. Beatty

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ann E. Beatty** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires 01/06/2025
DAVIDSON COUNTY

Witness my hand this 18th day of May, 2023.

Adam Burnside

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Adam Burnside**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2023.

Notary Public

My Commission Expires: 1/3/2025

Franklin C. Nelson III
State of Rhode Island
Notary Public
Commission No. 760170
My Commission Expires 01/03/2025

Certificate of Authenticity

I, Ashlee Page, 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 5-19-23.

Affiant Signature

5-19-23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY