Karen Johnson Davidson County
Batch# 1025856 DEEDWARR
07/13/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230713-0053772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $300,000.00 (Three Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day of July, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9/7/2026 (NOTARY SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Johnny Lewis Wooley 214 New Brick Church Pike Goodlettsville, TN 37072	NEW OWNER 2838 BUENA VISTA PIKE NASHVILLE, TN 37218	01816004800

WARRANTY DEED

FOR AND IN 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/WE, **GARY CHAMBERS, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHNNY LEWIS WOOLEY, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Burton Heights, of record in Plat Book 3106, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Gary Chambers, a single man, by deed from Rose Marie Murphy, beneficiary under the Last Will and Testament of Lillie C. Bryson, deceased, of record in Instrument No. 20170315-0025132, dated March 10, 2017 and recorded March 15, 2017, Register's Office for Davidson County, Tennessee.

John Rosselot executes this instrument as Attorney-in-Fact on behalf of Gary Chambers, pursuant to the Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **214 NEW BRICK CHURCH PIKE** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 11th day of July 2023

Gary Chambers

Gary Chambers

By: Attorney-in-Fact

By: John Rosselot, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of July, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Rosselot**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Gary Chambers**, and acknowledged that he executed that same as the free act and deed of the said **Gary Chambers**.

WITNESS my hand and official seal this the 11th day of June, 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Certificate of Authenticity

I, Holly A Mason, 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 7/12/23.

Affiant Signature

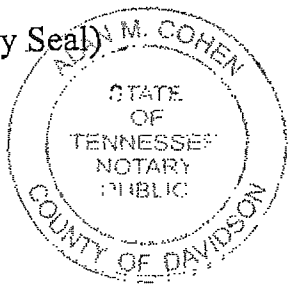
7/12/23
Date

State of TN.
County of Davidson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 05-09-26