Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2023.

Notary Public
My Commission Ex

Karen Johnson Davidson County
Batch# 1031567 DEEDWARR
07/27/2023 10 34 23 AM 2 pgs
Fees: $13 00 Taxes $2,220 00

20230727-0057943

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Isabella Prince 5303 Illinois Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-11-0-127.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTY L. HALBERT AND CHALENE HELMUTH HALBERT, F/K/A VIRGINIA CHALENE HELMUTH, AS TENANTS-IN-COMMON, WITH RIGHTS OF SURVIVORSHIP**, (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ISABELLA PRINCE, AN UNMARRIED WOMAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1206 and 1208, Block No. 177 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia Chalene Helmuth and Christy L. Halbert, as tenants-in-common, with right of survivorship by Warranty deed from Paul S. Lawson and wife, Ashley B. Lawson of record in Instrument No. 20180411-0034233 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 11, 2018.

This is improved property commonly known as: **5303 Illinois Avenue Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of July, 2023.

CHALENE HELMUTH HALBERT

Christy L Halbert by Chalene Helmuth, Attorney in Fact
CHRISTY L. HALBERT BY CHALENE HELMUTH HALBERT, AS 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 bargainors, **CHALENE HELMUTH HALBERT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of July 2023.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CHALENE HELMUTH HALBERT** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CHRISTY L. HALBERT**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of July 2023.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____