Karen Johnson Davidson County
Batch# 1051737 DEEDWARR
09/19/2023 11:56:34 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20230919-0073555

WARRANTY DEED

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of ~~August~~ September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERT WALLACE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David Mark Highsmith, an unmarried man	NEW OWNER	93-16-273
(NAME)	(NAME)	
1617 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212150

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, I/we, **Burgess Lee Chester and wife, Martha Chester**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Mark Highsmith, an unmarried man**, 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. :

BEING Lot No.12 in the Subdivision of the Homestead Block of the Hermitage Addition to Nashville, Tennessee, a plan of which is of record in Book No. 57, page 76, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Burgess Lee Chester and wife, Martha Chester, by Warranty Deed from Ed M. Crow, unmarried, dated August 6, 1947 and filed of record in Book 1512, page 292, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 134 Green Street, Nashville, TN 37210
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2023

Burgess Lee Chester

Martha Chester

STATE OF Florida)
County OF Orange)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Burgess Lee Chester, the within named bargainor, 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, at office, this 15 of August, 2023.

Notary Public
My Commission Expires: 5/1/26



STATE OF Florida)
County OF Orange)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Chester, the within named bargainor, 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, at office, this 15 of August, 2023.

Notary Public
My Commission Expires: 5/1/26

