Karen Johnson
Batch # 1083601
12/19/2023 11:42:10 AM
Fees: $18.00 Taxes: $2,941.50

Davidson County
DEEDWARR
3 pgs

20231219-0097732

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-200

795,000.00

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-358

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Layne Courtney Robinson and Ronald James Robinson	New Owner	104 01 0 122.00
(NAME) 200 Chamberlin Street	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sylvan Holdings, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Layne Courtney Robinson**, a single woman, and **Ronald James Robinson**, a married man, as joint tenants with the right of survivorship (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 200 Chamberlin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 13th day of December, 2023.

GRANTOR:

Sylvan Holdings LLC,
a Tennessee Limited Liability Company

By: _____
Angela Shields Scalise, Chief Manager

By: _____
Justin Thomas Scalise, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angela Shields Scalise and Justin Thomas Scalise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Member of Sylvan Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and being duly authorized, executed the foregoing instrument on behalf of said company in their respective capacity.

WITNESS my hand, at office, this 13 day of December, 2023.

_____
Notary Public

My Commission Expires: 5/9/26

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 35 and part of Lot No. 36 of Block 26 on the Map of Subdivision of Plummer Place, as of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee. Said Lot 35 fronts 50 feet on the Easterly side of Chamberlain, formerly 38th Avenue North or Center Street, and extends back between parallel lines, 150 feet to an alley.

Said part of Lot No. 36 is described as follows: Beginning on the Easterly margin of Chamberlain Street, formerly 38th Avenue North or Center Street, at the Southwest corner of Lot No. 35; thence with the line between Lots Nos. 35 and 36 Easterly 150 feet to the Westerly margin of an alley; thence with the same Southerly 27.5 feet to the Northerly margin of Sentinel Drive as shown on the Plan of Revised, Valley View Subdivision, Section 1, as of record in Book 2331, Page 53, said Register's Office; thence with the same Northwestwardly 154.5 feet, more or less, to the beginning.

Being the same property conveyed to Justin Scalise and Angela Shields, husband and wife, by Warranty Deed from Mark D. Michel Trustee of The Mark D. Michel Revocable Living Trust dated July 28, 2017, of record in Instrument No. 20210119-0007857, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021, and recorded on January 19, 2021.

Being the same property conveyed to Sylvan Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Justin Scalise and Angela Shields, husband and wife, of record in Instrument No. 20220114-0005818, in the Register's Office of Davidson County, Tennessee, dated January 14, 2022, and recorded on January 14, 2022.