WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

W-RT-23-1606

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1090584
01/11/2024 10:43:35 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240111-0002426

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
1st Chance Investments, LLC	**NEW OWNER**	
(NAME)	(NAME)	**072-04-0-056.00**
2823 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. TALBOT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1ST CHANCE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "B" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Stratford Avenue at the common corner of Lots 18 and 19 of said Block; thence with the line between said lots Westerly 150 feet to the Easterly line of Lot17; thence with the line between Lots 17 and 18, Southerly 75 feet to the Northerly margin of Inglewood Circle North; thence with the margin of said Circle, in an Easterly direction 129-3/4 feet to the beginning of a curve; thence along said curve, Northeasterly 31.6 feet to a point in the Westerly margin of Stratford Avenue; thence with the margin of said Avenue, Northerly 54-3/4 feet to the point of beginning.

Being the same property conveyed to James S. Talbot, unmarried by Warranty Deed from Joan D. Roy, unmarried of record in Instrument No. 20170426-0040877 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 26, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsuquent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1066, Page 437, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4045, Page 222 and Book 4735, Page 816, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 5104, Page 301, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4040, Page 277, Book 4097, Page 289 and Book 4308, Page 563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1606 Stratford Ave, Nashville, Tennessee 37216**.

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. 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/our hand(s) this the 8th DAY OF JANUARY, 2024.

James S. Talbot

Stephen Brady

Stephen Brady, spouse of James S. Talbot, hereby joins in this conveyance and does transfer and convey any and all marital interest Stephen Brady may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. TALBOT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2024.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212