Karen Johnson Davidson County
Batch # 1092856 DEEDWARR
01/23/2024 12:50:50 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240123-0004143

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Steven Emery
209 Chilton Street
Nashville, TN 37211-2928

SEND TAX BILL TO:
New Owner

MAP/PARCEL 133-02-0-263-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Haynes, a married man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Steven Emery, a married man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee:

Lot 18 and the west half of Lot No. 17, on the Plan of Nolen Heights, as shown on plat of record in Plat Book 332, Page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 18 and the west half of Lot No. 17 front together 75 feet on the north side of Chilton Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to E. C. Waters and wife, Josie Waters by Warranty deed from Sam F. Waller and wife, Ida E. Waller of record in Book 444, page 524, Register's Office for Davidson County, Tennessee, dated September 4, 1913, and recorded on September 15, 1913. Edgar Carlton Waters died January 17, 1933, leaving Josephine "Josie" Harper Waters as the surviving tenant by the entirety. Josephine "Josie" Harper Waters died August 29, 1956, her estate being administered through Davidson County Probate Court, Last Will and Testament recorded in Will Book 69, page 137, vesting Dorothy Louise Waters Beasley with a Life Estate and Patsy Beasley Adair with the Remainder Interest. Dorothy Louise Waters Beasley died intestate on February 8, 2014.

Being the same property conveyed to Patricia Beasley Adair by Quitclaim deed from Joe Edward Beasley of record as Instrument Number 20230411-0026160, Register's Office for Davidson County, Tennessee, dated March 27, 2023, and recorded on April 11, 2023.

Being the same property conveyed to Chris Haynes, a married man by Warranty deed from Patsy Beasley Adair, an unmarried woman of record as Instrument Number 20230411-0026161, Register's Office for Davidson County, Tennessee, dated April 6, 2023, and recorded on April 11, 2023.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **209 Chilton Street, Nashville, Tennessee 37211-2928.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22nd day of January 2024.

WITNESS MY HAND on this the 22nd day of January 2024.

Chris Haynes

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chris Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of January 2024.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of January 2024.

NOTARY PUBLIC

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No: 230329