Karen Johnson Davidson County
Batch# 1093210 DEEDWARR
01/24/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240124-0004576

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

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

Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2023-440

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kamarin Marie Chesson & Zachary Chesson	DAS Acquisition Company, LLC	
3517 Standing Stone Drive	12140 Woodcrest Executive, Ste. 150	050-06-0-059.00
Nashville, TN, 37207	St. Louis, MO 63141	

WARRANTY DEED

For and in 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, we

Clifton Brantley Jr., an unmarried man and Jessica Sowell, an unmarried woman, as tenants in common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kamarin Marie Chesson and Zachary Chesson, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Twelve, Village by the Creek of record in Plat Book 6900, Page 314, 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 Clifton Brantley Jr., an unmarried man and Patrick G. Emery, an unmarried man as tenants in common with right of survivorship by Warranty Deed from Nicholas Millman, an unmarried man of record in Instrument No. 20210723-0098931 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 23, 2021.

Being the same property conveyed to Clifton Brantley Jr., an unmarried man and Jessica Sowell, an unmarried woman, as tenants in common by Quitclaim Deed from Clifton Brantley Jr., an unmarried man of record in Instrument No. 20230519-0037584 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 19, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3517 Standing Stone Drive, Nashville, TN 37207.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22nd day of January, 2024.

Clifton Brantley, Jr.

Jessica Sowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2024.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/22/24.

D. Shayne Adair

1/23/24
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 23 day of Jan., 2024.

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY