Karen Johnson Davidson County
Batch# 1099027 DEEDWARR
02/07/2024 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20240207-0008753

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2203 Chase Ave Trust	**New Owner**	**08303035300**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Lester L. Carter Jr. a/k/a Lester L. Carter, Brian Carter and Janet Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 2203 Chase Ave Trust

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:

Land in Davidson County, Tennessee, being Lot No. 9B, on the Plan of Zone of Division of Lots 9-11 of Campbell Acres, of record in Plat Book 5800, Page 279, amended in Plat Book 6199, Page 445, as further amended in Plat Book 6250, Page 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lester L Carter, Sr., unmarried, by Warranty Deed from Connie A Nebel, formerly Connie A McCoy, and husband, Larry K Nebel, dated November 19, 1993, of record in Book 9187, Page 449, in the Register's Office for Davidson County, Tennessee. Lester L Carter, Sr died intestate on January 16, 1998, leaving Lester L Carter, Jr., Harold Carter, and Torrado Carter as his sole heirs at law. Reference is hereby made to Affidavits of Heirship of record in Book 10779, Page 13 and Instrument No. 20060821-0102395, said Register's Office. By Quitclaim Deed, dated November 10, 1998, of record in Book 11202, Page 314, said Register's Office, Harold Carter conveyed his 1/3 undivided interest in subject property to Leslie L Carter, Jr. By Quitclaim Deed, dated August 10, 2006, of record Instrument No. 20060821-0102396, said Register's Office, Lester L Carter further conveyed his 2/3 undivided interest in subject property to Erica D Carter and Lester L Carter, husband and wife. By Quitclaim Deed , dated January 16, 2007, of record in Instrument No. 20070522-0060963, said Register's Office, Erica D Carter subsequently conveyed her interest is subject property to Lester L Carter, Jr.

Torrado Carter died intestate on 10/14/22 leaving his spouse, Janet Carter, and the sole issue of his body, Brian Carter, as his heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202402070008751, and Instrument No. 202402070008752 Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors, their spouses, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2203 Chase Ave, Nashville, TN 37206.

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 in 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.

Lester L. Carter Jr. Date: 2/2/24

Brian Carter Date: 2/2/2024

Janet Carter Date: 2/5/24

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lester L. Carter Jr., Brian Carter, ~~and Janet Carter~~, the within named Grantor(s), 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, at office, this 2 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Janet Carter, the within named Grantor(s), 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, at office, this 5 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/2/24 & 2/5/24 (date of document).

Jennifer Russell
Affiant Signature

2/7/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 7th day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL