Karen Johnson Davidson County
Batch# 1102584 DEEDWARR
02/20/2024 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011676

STATE OF TENNESSEE
COUNTY OF Sumner

This Transaction is Exempt from Deed Transfer Tax as a Transfer between former spouses pursuant to a Marital Dissolution Agreement (Tenn. Code Ann. 67-4-409(a)(1)(C)(v).

Melissa Daniel
Affiant

Subscribed and sworn to before me, this 20 day of February, 2024.

Notary Public
My commission expires: 7/20/27

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa Daniel	**NEW OWNER**	**07116025100**
1219 N 7th St.		
Nashville, TN 37207		

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,

Aaron Chambers, unmarried

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

Melissa Daniel, unmarried

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 parts of Lot Nos. 259 and 260 on the plan of Oakwood Park, a plat of which is of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the Easterly margin of North 7th Street, 53.1 feet South of the South margin of Mile End Avenue, said point likewise being 7 feet South of the corner of Lots 260 and 261; thence Easterly parallel to the line between said lots 115 feet to a point which is 50 feet West of the Westerly margin of an alley; thence Southerly parallel to the Westerly margin of said alley; 38 feet to a point; thence Easterly 50 feet to the Westerly margin of said alley; thence with the margin of the same, Southerly 15 feet to the corner of Lots 258 and 259; thence with the line between said two lots, Westerly 165 feet to the Easterly margin of North 7th Street; thence with the margin of same Northerly 53 feet to the point of beginning.

Being the same property conveyed to Aaron Chambers and Melissa Chambers, husband and wife, by Warranty Deed from Rosalind Grant dated April 2, 2018, of record in Instrument No. 20180403-0030921, Register's Office for Davidson County, Tennessee. The parties have since divorced, and pursuant to Final Decree of Divorce, entered in Davidson County Circuit Court Case No. 22D1333, Melissa Chambers was restored to her former name of Melissa Daniel. This deed is being executed in furtherance of the above referenced Final Decree of Divorce and Marital Dissolution Agreement.

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 1219 N 7th St., 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 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.

_____ Date: 2/20/24
Aaron Chambers

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Aaron Chambers, 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 20 day of February, 2024.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

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 2/20/24 (date of document).

Jennifer Russell
Affiant Signature

2/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of February 2024.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

