WARRANTY DEED

Karen Johnson
Batch # 1116520
03/28/2024 02:38:58 PM
Fees: $13.00 Taxes: $23,680.00

Davidson County
DEEDWARR
2 pgs

20240328-0021748

J-CI-24-6136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy Kelley and Steven Kelley	New Owner	
(NAME)	(NAME)	**144-14-0-019.00**
6136 Chickering Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY KELLEY AND HUSBAND, STEVEN KELLEY**, 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 the West part of Reserved Parcel B, on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122 and 123, Register's Office for said County, described as follows:

Beginning in Easterly margin of Chickering Court, at the Northwest corner of Lot No. 45; thence with said Court in a Northerly direction 219.1 feet to a monument; continuing with said Court, Northerly 146 feet to a monument; and continuing with said Court, around a curve to the right, having a radius of 1125.7 feet, a distance of 13.8 feet to a monument; thence around another curve, in a Northeasterly direction 40.4 feet to a monument in the Southerly margin of Timberwood Drive; thence along the margin of said Drive, in an easterly direction 119.2; thence leaving said Drive, Southerly 75 feet to a concrete monument at the corner of said Parcel; continuing Southerly along the East margin of said Parcel, 405 feet to the Northeast corner of Lot No. 45; thence Northwesterly with the Northerly line of said Lot, 326 feet to the beginning.

Being the same property conveyed to Chesnut Infill, GP, a Tennessee general partnership by Warranty Deed from Kent Sandidge IV, Executor of the Estate of Kent Sandidge, III, of record as Instrument Number 20220209-0015280, Register's Office for Davidson County, Tennessee, dated February 4, 2022 and recorded on February 9, 2022.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 121, 122 and 123, and amended in Book 2695, Page 149, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 25, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6136 Chickering Court, Nashville, Tennessee 37215**.

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 27 DAY OF MARCH, 2024.

Chesnut Infill GP

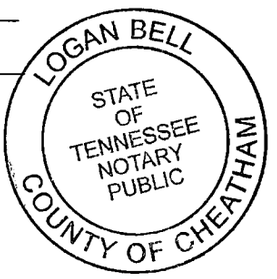
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of March, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)



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