This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 7-3081-SL

Karen Johnson Davidson County
Batch# 1121425 DEEDWARR
04/10/2024 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240410-0025452

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 8th day of April, 2024.

Notary Public
My Commission Expires: 3/9/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William A. Huezo 3409 McGavock Pike Nashville, TN 37217	New Owner	120-09-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert Steven Chadwell, Brenda Marie Chadwell and Laurie Ann Deatheridge, Devisees under the Last Will and Testament and Heirs at Law of Robert E. Chadwell, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William A. Huezo, a married man** hereinafter called the Grantee, his 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. 41 on the Map of Seven Oaks, Section III, as of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 135 feet on the Northwesterly side of McGavock Pike and extends back between lines 308.4 feet on the Northeasterly side and 306.4 fee on the Southwesterly side to a dead line in the rear on which it measures 126 feet.

Being the same property conveyed to Robert E. Chadwell and wife, Frances J. Chadwell by Warranty Deed from A.D. Hewlett and wife, Frances H. Hewlett of record in Book 2643, page 459, Register's Office for Davidson County, Tennessee, dated April 11, 1957 and recorded on April 12, 1957.

The said Frances J. Chadwell having since died on October 11, 2004 and the said Robert E. Chadwell having since died on October 12, 2020. See Affidavit of Heirships recorded simultaneously of record in Book 202404100025450 and Book 202404100025451.

This is improved property located at: **3409 McGavock Pike, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other

easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2024.

GRANTOR:

Robert Steven Chadwell, Devisee and Heir at Law

Laurie Ann Deatheridge, Devisee and Heir at Law

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 Robert Steven Chadwell and Laurie Ann Deatheridge, Devisees under the Last Will and Testament and Heirs at Law of Robert E. Chadwell, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Brenda Marie Chadwell

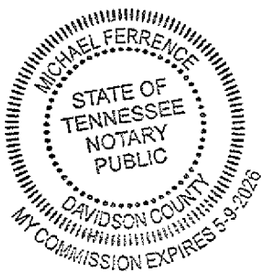
Brenda Marie Chadwell, Devisee and Heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brenda Marie Chadwell, Devisee under the Last Will and Testament and Heir at Law of Robert E. Chadwell, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2024.

Notary Public
My Commission expires: 5-9-2026



Certificate of Authenticity

I, Tonya Loftin, 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 April 8, 2024.

Date

Tonya Loftin

Affiant Signature

April 10, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)