WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125917 DEEDWARR
04/23/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240423-0028869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Leon Guzman	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 300 Wessex Court	(NAME) 1036 Stearman Drive Ste. 6	148 13 0 167.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **BENJAMIN E. CHAMBERS, UNMARRIED** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORGE LEON GUZMAN, A MARRIED PERSON,** 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. 95 of FAIRLANE PARK, of record in Plat Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Benjamin E. Chambers, unmarried, by Warranty Deed from Michael N. McKee and wife, Cynthia Kay McKee, of record in Instrument No. 20000217-0016245, in the Register's Office of Davidson County, Tennessee, dated February 11, 2000, and recorded on February 17, 2000.

David L. McNeal herein signed as Attorney in fact for Benjamin E. Chambers. Said Power of Attorney is of record Instrument No. 20240405-0024164 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 365 Gillette Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-464

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 my hand this 12 day of April, 2024

Benjamin E. Chambers
By: David L. McNeal, Attorney in fact

BENJAMIN E. CHAMBERS
BY: DAVID L. MCNEAL, ATTORNEY IN FACT

STATE OF OHIO
COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. McNeal, to me known to be the person who executed the foregoing instrument on behalf of Benjamin E. Chambers and acknowledged that he executed the same as the free act and deed of Benjamin E. Chambers.

Witness my hand and official seal this 12 day of April, 2024.

Commission expires:

Jennifer Cotsmire
Notary Public

NOTARIAL SEAL
STATE OF OHIO

JENNIFER COTSMIRE
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Sept. 3, 2027

MO2024-464

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of April, 2024.

Affiant Signature
Date 4-19-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024