WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/17/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 01/23/28

Karen Johnson Davidson County
Batch# 1139518 DEEDWARR
05/24/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20240524-0038990

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10692-NASH

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eric Chen and Man Lee	New Owner	050-10-0-202.00
3555 Chesapeake Drive		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CEJ Realty LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Chen and Man Lee, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 15B, Zone Lot Division of Lots 12-15 & 123, on the Plan of Chesapeake Homes, Section 4, as of record in Book 6250, Page 916, amending Book 6250, page 369, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ethel L. Lyle, a married person by Cash Deed for Tennessee Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C of record in Book 8450, page 457, Register's Office for Davidson County, Tennessee, dated September 24, 1991 and recorded on September 266, 1991.

Being the same property conveyed to Ethel L. Lyle, as Trustee of the Lyle Trust dated September 21, 2021 by Quitclaim Deed from Ethel L. Lyle of record in Instrument No. 20211015-0139052 Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on October 15, 2021.

Being the same property conveyed to Charley J. Lyle by Quitclaim Deed from Chasity T. Lyle, Trustee of the Lyle Trust of record in Instrument No. 20211228-0170270 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on December 28, 2021.

Being the same property conveyed to Charley J. Lyle by Quitclaim Deed from Chasity TyAnn Lyle, Successor Trustee of The Lyle Trust dated September 21, 2021 of record in Instrument No. 20220311-0028975 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 11, 2022.

Being the same property conveyed to CEJ Realty LLC, a Tennessee limited liability company by Quitclaim Deed from Charley J. Lyle of record in Instrument No. 20230606-0042965 Register's Office for Davidson County, Tennessee, dated June 06, 2023 and recorded on June 06, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3555 Chesapeake Drive 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 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.

Witness my hand on May 17, 2024.

Cej Realty LLC, a Tennessee Limited Liability Company

By: _____
Charley Lyle, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Charley Lyle, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member (or other officer authorized to execute the instrument) of CEJ Realty, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 17, 2024.

_____
Notary Public

My Commission Expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-10692-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 May 17, 2024.

Signature
May 17, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this May 17, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON