WARRANTY DEED

Karen Johnson Davidson County
Batch # 1157369 DEEDWARR
07/12/2024 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $15,447.50

20240712-0052473

J-CRE-24-900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 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)
Michael Wiechart and Lisa Wiechart	**Michael Wiechart and Lisa Wiechart**	
(NAME)	(NAME)	
900 14th Ave South	**900 14th Ave South**	**105-01-0-048.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL WIECHART AND LISA WIECHART, HUSBAND AND WIFE,** 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 Lot No. 4 and part of Lot No.3 of Catron Heirs Addition, of record in plan Book 1, page 132, Chancery Court at Nashville, described according to a survey by Barge, Waggoner and Sumner Engineers, dated August 7, 1980, as follows:

Beginning at an iron pin in the Easterly margin of 14th Avenue, South; thence with the margin of the same, North 8 degrees 15 minutes 33 seconds East, 54.20 feet to an iron pin at the beginning of a curve; thence around said curve, Northeasterly 39.07 feet to and iron pin in the Southerly margin of South Street; thence with the margin of same, South 82 degrees 10 minutes 27 seconds East, 105.04 feet to an iron pin at the beginning of a curve; thence around said curve, Southeasterly 31.57 feet to an iron pin in the Westerly margin of Alley No. 423; thence South 8 degrees 15 minutes 33 seconds West, 58.84 feet to an iron pin; thence North 82 degrees 10 minutes 27 seconds West, 150 feet to the point of beginning.

Being the same property conveyed to Chesnut Infill, GP by Warranty Deed from Dedricka Norris and Tanisia Danea Norris, Guardian of the Property of Lydia Norris, Minor and Tanisia Danea Norris of record in Instrument No. 20200226-0021407 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 26, 2020.

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 Chancery Book 1, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, and Book 4535, Page 165, 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.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210812-0108940, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240301-0014297, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 14th Ave South, Nashville, Tennessee 37212**.

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.

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 11th DAY OF JULY, 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 11th of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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