Karen Johnson Davidson County
Batch # 1158586 DEEDWARR
07/16/2024 02:09:08 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20240716-0053481

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63740
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chesnut Infill GP, a Tennessee general partnership 1745 Gary Lane Hopkinsville, KY 42240	NEW OWNER

TAX MAP PARCEL NUMBERS: 13209008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard L. Chambers and Victoria F. Chambers, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Chesnut Infill GP**, a Tennessee general partnership, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. "A" on the Plan of Springdale Estates, of record in Book 1835, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Chambers and wife, Victoria F. Chambers, by Warranty Deed from Russell D. Ray and wife, Katherine Ray, dated April 26, 1985 and recorded on April 29, 1985, of record in Book 6543, page 657, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 1835, page 104, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Pasadena Drive, and a 20 foot easement for public utility purposes along the westerly side and southerly rear lines of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6434, page 950, said Register's Office.

This is improved property, known as 855 Pasadena Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 2024.

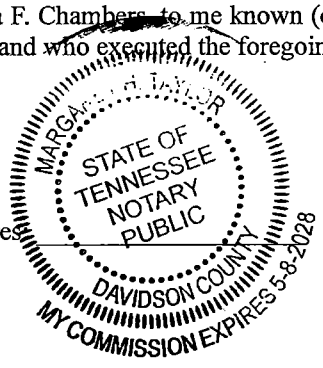
Richard L. Chambers

Victoria F. Chambers

State of Tennessee

County of Davidson

On this 16th day of July, 2024, before me the undersigned authority, personally appeared Richard L. Chambers and Victoria F. Chambers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00.

Affiant

Sworn and subscribed before me this 16 day of July, 2024.

S. Denise Woods

Notary

My Commission Expires:

