WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162158 DEEDWARR
07/25/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20240725-0056203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/2025
(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024070113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Chen	NEW OWNER	
(NAME)	(NAME)	
218 CHESAPEAKE PL.		050-10-0-194.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-NINE THOUSAND AND NO/100 Dollars ($139,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BREGETTE GATES, unmarried AND GEORGETTE GATES, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC CHEN**, 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. 24B, as shown on the map entitled Zone Lot Division of Lot 28, Section One & Lots Nos. 23-27, Section Two, Chesapeake Homes, of record in Plat Book 5190, Page 768 and amended in Plat Book 6250, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIE GATES, MARRIED, by deed from LELAND D. WATTS, MARRIED, of record in Instrument No. 20091228-0117144, dated December 23, 2009, said Register's Office. WILLIE GATES died intestate on or about August 24, 2021, leaving GEORGETTE GATES AND BREGETTE GATES as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20231201-0092857, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 218 Chesapeake Pl, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 23rd Day of July, 2024.

Bregette Gates

STATE OF Tennessee

County OF Davidson

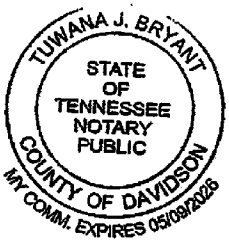
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Bregette Gates personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd Day of July, 2024.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)



Executed by my hand this the 23rd Day of July, 2024.

Georgette Gates by Bregette Shekiran Gates as attorney in fact by POA

Georgette Gates by Bregette Shekinah Gates as Attorney in Fact by POA

STATE OF Tennessee

County OF Davidson

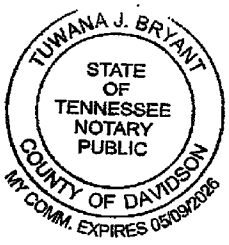
On, 23rd of July, 2024, before me personally appeared Bregette Shekinah Gates to me known to be the person who executed the foregoing instrument on behalf of Georgette Gates as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Georgette Gates.

Witness my hand and official seal.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

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 July 24, 2024

Affiant Signature _____

July 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

