This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1169279 DEEDWARR
08/14/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,555.85
20240814-0062231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $420,500.00.

Affiant

Subscribed and sworn before me this the 14 day of August, 2024.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address of New Owner:
Joseph Wayne Weisband
730 Old Hickory Blvd. #136
Nashville, TN 37209

Send Tax Bill to:
New Owner

Tax Information:
114-04-0A-027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK ANDREW CHESNUT AS TRUSTEE OF THE MICHELLE BROWN CHESNUT AND MARK ANDREW CHESNUT LIVING TRUST DATED JULY 9, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH WAYNE WEISBAND, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 136 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20180806-0076818 and Instrument No. 20180806-0076995, and amendments recorded in Instrument No. 20190306-0020566 Instrument No. 20190516-0046335, Instrument No. 20210723-0099278, and Instrument No. 20231005-0078441,, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Brown Chesnut and Mark Andrew Chesnut, Trustees of the Michelle Brown Chesnut and Mark Andrew Chesnut Living Trust dated July 9, 2021, and any amendments thereto, by deed dated 07/16/2021, from Mark A. Chesnut and Michelle B. Chesnut, Husband and Wife, of record in Instrument No. 20210908-0120506, Register's Office for said County.

Being the same property conveyed to Mark A. Chesnut and Michelle B. Chesnut, husband and wife, from VT Enterprises, a Tennessee General Partnership, by Warranty Deed dated July 31,2020 of record in Instrument No. 20200803-0085369, Registers Office for Davidson county, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 730 Old Hickory Blvd. #136, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MAC

Witness my hand this the 14th day of August, 2024.

Michelle Brown Chesnut and Mark Andrew Chesnut Living Trust dated July 9, 2021

BY _____ TRUSTEE
Mark Andrew Chesnut, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Andrew Chesnut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the TRUSTEE of the within named bargainor, Michelle Brown Chesnut and Mark Andrew Chesnut Living Trust dated July 9, 2021, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Michelle Brown Chesnut and Mark Andrew Chesnut Living Trust dated July 9, 2021 by the said Mark Andrew Chesnut as such TRUSTEE.

Witness my hand and official seal this 14th day of August, 2024.

My commission expires:

12/30/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 14, 24 (date of document).

Jennifer L. Pennell

August 14, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

