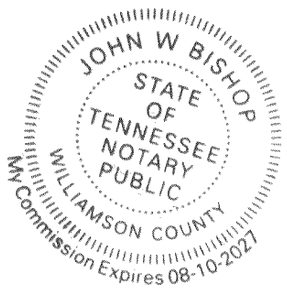
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176192 DEEDWARR
09/03/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240903-0067335

File #24-TLC-1301-0

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chestnut Hill Ventures, LLC	**New Owner**	
(NAME)	(NAME)	**105 07 0 428.00, 105 07 0 429.00**
1229 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,

CLARENCE LEROY STEINHOUSE, III, AN UNMARRIED MAN, JOHN THOMAS STEINHOUSE, A MARRIED MAN, AND JAMES WELCH STEINHOUSE, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHESTNUT HILL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT ONE (105 07 0 428.00):

Being the Northerly 34 feet of Lot No. 4 in PLAN OF LOTS NO. 2 BELONGING TO JOHN LUMSDEN SHOWING ALLEY DIVIDING LOTS BETWEEN MARKET & COLLEGE STS., which plan is of record in Book 57, Page(s) 116, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 34 feet on the West side of Second Avenue, South, or Market Street, and runs back Westerly between parallel lines, and along the Southern margin of an alley, 119 feet, more or less, to an alley in the rear.

Being the same property conveyed to John Steinhouse, James Steinhouse and Clarence LeRoy Steinhouse, by Final Decree Confirming Sale from Raymond L. Barrett, Clerk & Master, of record in Book 5249, Page 484, in the Register's Office of Davidson County, Tennessee, dated December 01, 1977 and recorded on February 03, 1978.

Being the same property conveyed to Wiley Nelson and wife, Virginia Nelson, by Installment Deed from Bransford Realty Company, a corporation organized and existing under the laws of the State of Tennessee, of record in Book 1014, Page 161, in the Register's Office of Davidson County, Tennessee, dated October 21, 1938 and recorded on October 21, 1938. The said Virginia Nelson died on January 29, 1939, and then Wiley Nelson died on January 30, 1966.

TRACT TWO (105 07 0 429.00):

Parts of lots #4 and #6 in PLAN OF LOTS NO. 2 BELONGING TO JOHN LUMSDEN SHOWING ALLEY DIVIDING LOTS BETWEEN MARKET & COLLEGE STS., on the West side of South Market Street, now 2nd Avenue South, which plan is of record in the Register's Office of Davidson County, Tennessee in Book 57, Page(s) 116, this property fronts 31 (thirty-one) feet more or less on the West side of Second Avenue, South, Nashville, Tennessee, and running back between parallel lines westwardly 118 1/2 feet more or less on the North and South to an Alley, being the South 26 feet or Lot #4 and the most northerly five feet of Lot #6 in John Lumsden's plan #2 as above. This property is known as 3103 2nd Avenue, South, Nashville, Tennessee.

Being the same property conveyed to Clarence Leroy Steinhouse, III, John Thomas Steinhouse and James Welch Steinhouse, by Quitclaim Deed from H. C. Stillwell and C. L. Steinhouse, of record in Book 5211, Page 139, in the Register's Office for Davidson County, Tennessee, dated September 30, 1977 and recorded on October 18, 1977.

And being the same property conveyed to H. C. Stillwell and C. L. Steinhouse, by Clerk and Master's Tax Deed from Raymond L. Barrett, Clerk and Master, of record in Book 5124, Page 422, in the Register's Office for Davidson County, Tennessee, dated March 15, 1977 and recorded on March

15, 1977. And being the same property conveyed to Jessie C. Carr by Warranty Deed from Mary E. Stoner, reserving unto herself a life estate, of record in Book 1005, Page 152, in the Register's Office for Davidson County, Tennessee, dated July 21, 1936 and recorded on July 23, 1936.

Grantors warrant that they never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of Plan of Lots No. 2 Belonging to John Lumsden Showing Alley Dividing Lots Between Market and College Sts., as recorded in Plat Book 57, Page(s) 116.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1301 & 0 2nd Avenue South, Nashville, TN 37210**.

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 30th day of August, 2024.

Clarence Leroy Steinhouse, III

John Thomas Steinhouse

James Welch Steinhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Clarence Leroy Steinhouse, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 30th day of August, 2024, before me personally appeared John Thomas Steinhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 30th day of August, 2024, before me personally appeared James Welch Steinhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of August, 2024.

Tammy Carney
Affiant Signature
Date 8/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027