Karen Johnson Davidson County
Batch# 1179615 DEEDWARR
09/10/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240910-0069738

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 10 day of September, 2024.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris W. Bernard	New Owner	**80303035300**
2203 Chase Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,
Erin Dias, Trustee of The 2203 Chase Ave Trust
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Christopher W. Bernard, unmarried man,
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. 9B, on the Plan of Zone of Division of Lots 9-11 of Campbell Acres, of record in Plat Book 5800, Page 279, amended in Plat Book 6199, Page 445, as further amended in Plat Book 6250, Page 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property. Being the same property conveyed to Erin Dias, Trustee of The 2203 Chase Ave Trust, by Warranty Deed from Lester L Carter, Jr, aka Lester L Carter, Brian Carter, and Janet Carter, dated February 2, 2024, of record in Instrument No. 20240207-0008753, in the Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Lester LCarter, Sr., unmarried, by Warranty Deed from Connie ANebel, formerly Connie A McCoy, and husband, Larry K Nebel, dated November 19, 1993, of record in Book 9187, Page 449, in the Register's Office for Davidson County, Tennessee. Lester L Carter, Sr died intestate on January 16, 1998, leaving Lester LCarter,Jr., Harold Carter, and Torrado Carter as his sole heirs at law. Reference is hereby made to Affidavits of Heirship of record in Book 10779, Page 13 and Instrument No. 20060821-0102395, said Register's Office. By Quitclaim Deed, dated November 10, 1998, of record in Book 11202, Page 314, said Register's Office, Harold Carter conveyed his 1/3 undivided interest in subject property to Lester L Carter, Jr. By Quitclaim Deed, dated August 10, 2006, of record Instrument No. 20060821-0102396, said Register's Office, Lester L Carter further conveyed his 2/3 undivided interest in subject property to Erica D Carter and Lester L Carter, husband and wife. By Quitclaim Deed , dated January 16, 2007, of record in Instrument No. 20070522-0060963, said Register's Office, Erica D Carter subsequently conveyed her interest is subject property to Lester L Carter, Jr. Torrado Carter died intestate on 10/14/22 leaving his spouse, Janet Carter, and the

Lester L Carter, Jr. Torrado Carter died intestate on 10/14/22 leaving his spouse, Janet Carter, and the sole issue of his body, Brian Carter, as his heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20240207-0008751, and Instrument No. 20240207-0008752 Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2203 Chase Ave, Nashville, TN 37206.

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 in 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.

_____ Date: 9-3-24

The 2203 Chase Ave Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2203 Chase Ave Trust and that she is authorized by The 2203 Chase Ave Trust to execute this instrument on its behalf.

Witness my hand, at office, this 3 day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/3/2024.

Affiant Signature – Joshua A. Terry

9/10/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/10/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27