Name and Address of New Owner:
Steven Walker Newberry
85 Riverpoint Pass
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1182246 DEEDWARR
09/16/2024 03:27:21 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240916-0071472

Map & Parcel No: 096010A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Heather Chalos and her husband Steven Wesley Chalos**. "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Walker Newberry, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Riverpoint Section Two, a Planned Unit Development, of record in Book 5200, Page 749, revised in Book 7900, Page 641, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Heather Chalos and her husband, Steven Wesley Chalos by Warranty Deed from David L. Zimmerman and wife, Charlene F. Zimmerman, dated December 20, 2011, of record in Instrument No 20120112-0003128, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 85 Riverpoint Pass, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2024.

_____ (SEAL)
Heather Chalos

_____ (SEAL)
Steven Wesley Chalos
By: Heather Chalos, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Heather Chalos, 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: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Heather Chalos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Wesley Chalos pursuant to a Specific Power of Attorney August 20, 2024 and filed of record in Instrument No. 20240828-0066245, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Steven Wesley Chalos, as his attorney in fact.

Witness my hand and seal this 30th day of August 2024.

_____
Notary Public
My Commission Expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:
3-3-26

