WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JG-CGP-24-1412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chesnut Infill GP	Same as New Owner	
(NAME)	(NAME)	**117 12 0 149.00**
1745 Gary Lane		
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(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, **DAVID VANDERKOOI AND WIFE, LENORE VANDERKOOI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Land lying in Nashville, Davidson County, Tennessee. Map 117-12 parcel 149, lot 6 on the unrecorded plat of Noel property on Graybar Lane, and being more particularly described as follows.
Beginning at an iron pin set, on the north right of way of Graybar Lane, and being the southeast corner, of the hereon described property.
Thence; with the north right of way of Graybar Lane, North 87° 45' 00" West, 200.00' to an iron pin set at the southeast corner of Lot 7.
Thence; leaving Graybar Lane, and with the east line of lot 7, North 02° 15' 00" East, 305.50' to an iron pin set, on the south line of Galecrest No.2 subdivision, as recorded in plat book 843 page 30.
Thence; leaving the east line of lot 7, and along the south line of Galecrest No.2 subdivision, South 87° 45' 00" East, 200.00' to an iron pin set at the northwest corner of lot 5.
Thence; along the west line of lot 5, South 02° 15' 00" West, 305.50' to the Point of Beginning and containing 1.40 acres, according to a survey by Jason Smith, Smith Land Surveying RLS 1961, dated Sept. 24, 2024.

Being the same property conveyed to David Vanderkooi and wife, Lenore Vanderkooi by Warranty Deed from Stuart J. Nunnally and wife, Charlotte L. Nunnally of record in Book 5167, page 97, Register's Office for Davidson County, Tennessee, dated July 1, 1977 and recorded on July 5, 1977.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Graybar Lane, Nashville, Tennessee 37215**.

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.

Karen Johnson Davidson County
Batch # 1186993 DEEDWARR
09/26/2024 02:14:40 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20240926-0074776

Witness my/our hand(s) this the 25 DAY OF SEPTEMBER, 2024.

David Vanderkooi

Lenore Vanderkooi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID VANDERKOOI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENORE VANDERKOOI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212