Karen Johnson
Batch # 1235141
02/06/2025 03 03 16 PM
Fees $13 00 Taxes $2,155 25

Davidson County
DEEDWARR
2 pgs

20250206-0009254

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $582,500 00

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2025

Notary Public

My commission expires 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-UM-25-271

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers:
Chandler Talleur and Kailey Talleur	UNITED WHOLESALE MTG	095-12-0-003.00
271 Graylynn Drive	585 SOUTH BLVD E	
Nashville, TN 37214	PONTIAC, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARTUR CHIMCHIRIAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANDLER TALLEUR AND KAILEY TALLEUR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, property being described in Book 5866, page 431, Register's Office, Davidson County, Tennessee: and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 407 7th Ave. S., Nashville, TN 37203, License No. 100, dated May 10, 1983 as follows:

Beginning at a point in the southerly margin of Graylynn Drive, said point being the northeasterly most corner of Hughes property, formerly Woodson, Jr property, and being the northwesterly most corner of the herein described property, thence South 25 deg. 07 min. East 180 feet to a point, thence northeasterly 180 feet to a point; thence northwesterly 180 feet to a point in the southerly margin of Graylynn Drive; thence with the southerly margin of Graylynn Drive 180 feet to the point of beginning

Being the same property conveyed to Dennis N Osborne, unmarried by Warranty deed from J P Parker, Sr. and wife, Elizabeth A. Parker of record in Book 8985, page 565, in the Register's Office for Davidson County, Tennessee, dated June 15, 1993 and recorded on June 18, 1993.

Being the same property conveyed to John E. Osborne by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20011126-0128449, in the Register's Office for Davidson County, Tennessee, dated November 13, 2001 and recorded on November 26, 2001

Being the same property conveyed to Darrell L West, Trustee by Quitclaim deed from John E Osborne of record in Instrument No 20040517-0057689, in the Register's Office for Davidson County, Tennessee, dated May 5, 2017 and recorded on May 17, 2004

Being the same property conveyed to John E Osborne and Timothy E. Osborne, a one-half undivided interest in each, as tenants in common by Quitclaim deed from Darrell West, Trustee of record in Instrument No 20040517-0057690, in the Register's Office for Davidson County, Tennessee, dated May 5, 2004 and recorded on May 17, 2004.

Being the same property conveyed to Timothy E. Osborne, an individual by Scrivener's Affidavit and Quitclaim deed from John E. Osborne, an individual of record in Instrument No. 20221026-0116136, in the Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on October 26, 2022. (Value of consideration shown in aforementioned deed $0.00.) Being a correction of Quitclaim of record in Instrument No 20221021-0114685 dated October 20, 2022 and recorded October 21, 2022, in said Register's Office.

Being the same property conveyed to Artur Chimchirian, an unmarried man by Warranty Deed from Timothy E. Osborne dated May 16, 2024 and recorded May 21, 2024 in Instrument No 20240521-0037890, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 271 Graylynn Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2025

Artur Chimchirian

STATE OF FLORIDA
COUNTY OF Miami-~~Dade~~ Dade

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

Witness my hand and seal this ~~3rd~~ 4th day of February, 2025

Notary Public

My Commission Expires: 07/11/25

RAQUEL QUILES
Notary Public - State of Florida
Commission # HH 141308
My Comm. Expires Jul 11, 2025
Bonded through National Notary Assn