Name and Address of New Owner:
Elijah House and Abbey House
302 West Chownings
Franklin, TN 37064

Send Tax Bills To:
Elijah House and Abbey House
302 West Chownings
Franklin, TN 37064

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-24-4034

Karen Johnson Davidson County
Batch# 1237838 DEEDWARR
02/14/2025 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $908.35
20250214-0011482

Map & Parcel No: 147-07-0-072.00

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, **Dewey Chandler, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elijah House and Abbey House, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map showing P.C Cook's Re-subdivision of part of the B.F Cook Old Home Place, as of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 51 feet on the southerly side of an unnamed avenue and runs back 155 feet to the easterly line and 157-1/2 feet on the westerly line to a dead line measuring 51 feet thereon.

Being the same property conveyed to Katherine Ostein by Warranty Deed from Katherine Taylor, a widow of record in Book 7150, page 72, Register's Office for Davidson County, Tennessee, dated February 26, 1987 and recorded on February 27, 1987.

Being the same property conveyed to Dewey Chandler by Quitclaim Deed from Katherine Ostein of record in Instrument No. 20181003-0098330 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 2018.

Property commonly known as: 4412 Providence Heights, Nashville, TN 37211

This conveyance is subject to the following: 1) Property taxes for the year 2025, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 14th day of February, 2025.

Dewey Chandler (SEAL)
Dewey Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2025, before me personally appeared Dewey Chandler, 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 14th day of February, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 $245,500.00, 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 14th day of February, 2025.

Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 2/14/25 (date of document).

Affiant Signature

2/14/25
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 14th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.