This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration or value, whichever is greater is $435,000.00.

Affiant

Subscribed and sworn before me this the 14th day of February, 2025.

Notary Public
My commission expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1238772 DEEDWARR
02/20/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,611.35
20250220-0012180

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexander Joseph Chader 2359 Alteras Dr. Nashville, TN 37211	NEW OWNER	173-09-0A-603.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GENEVA JAYNE WOODRUFF, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LISA ATKINSON CHADER AND ALEXANDER JOSEPH CHADER, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 577 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Geneva Jayne Woodruff, unmarried, by deed dated 10/26/2007, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No.20071029-0127405, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2359 Alteras Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

2024-1174

Witness my hand this the 14th day of February, 2025.

Geneva Jayne Woodruff

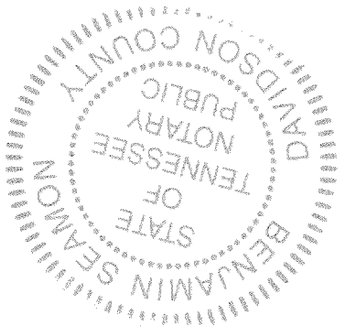
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Geneva Jayne Woodruff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2025.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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

2/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON