THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8167-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~450,000.00~~ 445,335.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025 Notary Public MY COMMISSION EXPIRES 7-7-25 (AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1240445
02/25/2025 10 51 20 AM
Fees $13 00 Taxes $1,647 74

Davidson County
DEEDWARR
2 pgs

20250225-0013780

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Zachary Chini and Stephanie Chini and Matthew Chini	NEW OWNER	
5145 Drakes Branch Road		048-00-0-236 00
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Katrina Best and Jonathan Best, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Chini, unmarried, and Stephanie Chini and Matthew Chini, wife and husband, all with Tenants in Common with Right of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plat of Lots 1 and 2 of Bobby Matthews on Darkes Branch Road of record in Plat Book 8250, Page 978, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katrina Best and Jonathan Best, wife and husband by Warranty Deed from Michael Gomez and Amy C. Gomez of record in Instrument No. 20220304-0025108 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 04, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5145 Drakes Branch Road, Nashville, TN 37218**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this the 19th day of February, 2025.

Katrina Best

Katrina Best

Jonathan Best

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katrina Best,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of February, 2025.

My Commission Expires: 03/27/2027

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Best,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of February, 2025.

My Commission Expires: 03/27/2027

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027