PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1249581 DEEDWARR
03/24/2025 02:05:46 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20250324-0021962

Ivey Title, LLC Ref: (DW) Title No.: 63959
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alexander Chambers Charles M. Chambers 346 Elmington Avenue Nashville, TN 37205	Wells Fargo Bank N.A. ISAOA / ATIMA MAC X9999-01H 2701 Wells Fargo Way Minneapolis, MN 55467-8000

TAX MAP PARCEL NUMBERS: 104100C01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$620,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bethany Haynie Tippitt and Bryan Keith Tippitt, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Chambers and Charles M. Chambers, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-19 of Elmington Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the 2nd Revised Plan of record in Book 4660, page 60, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Bethany Haynie Tippett and Bryan Keith Tippitt, wife and husband, by Warranty Deed from James Scott Rouse, married, dated April 14, 2023 and recorded on April 18, 2023 of record in Instrument No. 20230418-0028456, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 4660, page 60, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4486, page 547; Book 4486, page 553; Book 4673, page 102; Book 4963, page 263; Book 4963, page 265; Book 5362, page 258; Book 5516, page 302; and Instrument No. 20181119-0113508, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Elmington Condominium Association of record in Book 4790, page 686, said Register's Office.

This is improved property, known as 346 Elmington Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of March, 2025.

Bethany Haynie Tippitt

Bryan Keith Tippitt

State of Tennessee

County of Davidson

On this 21st day of March, 2025, before me the undersigned authority, personally appeared Bethany Haynie Tippitt and Bryan Keith Tippitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Sworn and subscribed before me this 21st day of March, 2025.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028