Karen Johnson Davidson County
Batch# 1264811 DEEDWARR
04/24/2025 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20250424-0031666

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Sharon J. Muller
Affiant

Subscribed and sworn to before me, this 24th day of April, 2025.

JOANNA L. MALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/17/2027

Address New Owner As Follows:
Chesnut Infill GP
1745 Gary Lane
Hopkinsville, KY 42240

Send Tax Bills To:
New Owner

Map-Parcel Number:
129-04-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE LOUISE LOVEMAN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHESNUT INFILL GP**, a Tennessee general partnership, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Bransford Realty Company's Subdivision and part of Lot No. 10, West Meade Subdivision of record in Book 547, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 8 fronts 125 on the northwesterly side of Haverford Avenue, and runs back 241 feet on the northerly line and 450 feet on the southerly line to a dead line, measuring 327 feet thereon.
>
> Being the same property conveyed to Christine Louise Loveman by deed from Andrew Maurice Loveman of record as Instrument No. 20000814-0080169, dated August 11, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Haverford 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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand this 24th day of April, 2025.

Christine Louise Loveman

Christine Louise Loveman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE LOUISE LOVEMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2025.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

True Copy Certification

I, Wesley D. Turner, 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 April 24, 2025.

Affiant Signature

Date: April 24, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

