THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Kirsten Virden Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2025. Bria Sawyers Notary Public MY COMMISSION EXPIRES: 3/20/28 (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8483-WE	
Karen Johnson Davidson County Batch# 1267683 DEEDWARR 05/02/2025 12:12:30 PM 3 pgs Fees: $18.00 Taxes: $1,572.50 20250502-0034160	

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Best Built Construction, Inc.	NEW OWNER	
343 Chamberlin Street		092-13-0-267.00
Nashville, TN 37209		
(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, **Martha F Wilson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Best Built Construction, Inc.**

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. 3 of Block 27 on the plan of Plumer Place and part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, at Page 39, Register's Office for said County.

Said Lot No. 3 of Block 27 fronts 50 feet on the westerly margin of Chamberlin Street and Extends back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Hal E. Wilson, Jr. and wife, Martha F. Wilson by Warranty Deed from Danny Berry and wife, Deborah Berry of record in Book 7435, page 948, Register's Office for Davidson County, Tennessee, dated December 16, 1987 and recorded on December 28, 1987.

Being the same property conveyed to Martha F. Wilson by Quitclaim Deed from Hal E. Wilson of record in Book 8380, page 866, Register's Office for Davidson County, Tennessee, dated June 21,1991 and recorded on June 24,1991.

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 __ unimproved _X_ improved property known as **343 Chamberlin Street, Nashville, TN 37209**

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 1 day of May, 2025.

Martha F Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha F Wilson,** 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 1 day of May, 2025.

My Commission expires: Nov 8 2027

Notary Public

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23749-DS

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

I, Kirsten Virden, 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 05/1/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/01/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

