Karen Johnson Davidson County
Batch# 1271742 DEEDWARR
05/12/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20250512-0037097

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241249472**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2025. Notary Public My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025

WARRANTY DEED

Address New Owner: Devon Faiella and Todd Faiella 4502 Granny White Pike, 2 Nashville TN 37204	Send Tax Bills To: Same as new owners	Tax Information: Tax Parcel ID No. 131 08 0X 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Chandler and Brie A. Chandler, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Devon Faiella and Todd Faiella, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 4502 Granny White Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4502 Granny White Townhomes, a Horizontal Property Regime, of record in Instrument Number 20191126-0121867 and amended in Instrument No. 20201001-0113361, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael E. Chandler and Brie A. Chandler, husband and wife, by Warranty Deed from Blue Sky Horizon, GP, a Tennessee general partnership, of record in Instrument No. 20201204-0141034, in the Register's Office of Davidson County, Tennessee, dated December 1, 2020 and recorded on December 4, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RESUBDIVISION OF: THE WHITE PROPERTY, as recorded in Plat Book 8250, Page 558.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191126-0121867 and amended in Instrument No. 20201001-0113361.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure (rev 9/21/20) recorded in Instrument No. 20210621-0083093.

This is improved property located at 4502 Granny White Pike, #2 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of May, 2025.

Michael E. Chandler

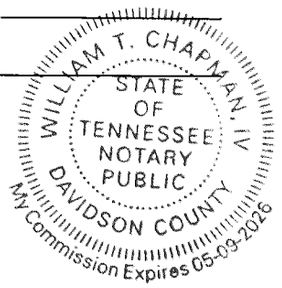
Brie A. Chandler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Chandler and Brie A. Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2025.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 05/09/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 05/09/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of May, 2025.

Notary's Signature

My Commission Expires: 