WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

#17602

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Amanda Chabbott	Sandy Springs Bank, a division of Atlantic Union Bank	06016017100
(NAME)	(NAME)	
150 Dellway Drive	1800 Robert Fulton Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ReColor Properties LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Chabbott, unmarried,** 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 236 on the Plan of Joywod Heights, Section II of record in Plat Book 1130, page 92-93 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 ReColor Properties, LLC a Tennessee limited liability company, by deed of record in Instrument NO 20240925-0074388, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 150 Dellway Drive, Nashville, TN 37207

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Karen Johnson Davidson County
Batch # 1271745 DEEDWARR
05/12/2025 10 28 16 AM 2 pgs
Fees $13 00 Taxes $1,979 50

20250512-0037100

Witness my/our hands this 9th day of May, 2025

ReColor Properties LLC, a Tennessee Limited Liability Company

By: Chris Shealy - Director
Chris Shealy, Director

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Chris Shealy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of ReColor Properties LLC,a Tennessee limited liability company and that he as such Director executed the forgoing instrument for the purposes therein contained by signing the name of ReColor Properties LLC,a Tennessee limited liability by himself as Director
WITNESS my hand and seal this 9th day of May, 2025

Notary Public
My Commission Expires 10/21/2028

File No 17602

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY