WARRANTY DEED

Karen Johnson Davidson County
Batch # 1276307 DEEDWARR
05/22/2025 10 20 55 AM 3 pgs
Fees $18 00 Taxes $1,350 50

20250522-0040322

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $365,000.00

Dustin J. Chandler
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 14 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Dustin J Chandler	Dustin J. Chandler	062-02-0A-267 00-CO
(NAME) 2956 Steamboat Drive	(NAME) 2956 Steamboat Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Erika Acosta, a married woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Dustin J. Chandler, unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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. 284 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5 of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erika Acosta, a married woman by Warranty Deed from Jose R Aguillon, and wife, and Ana O Chipatecua of record in Instrument No 20140310-0019849 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 10, 2014.

Alfonso Acosta Cura, spouse of Erika Acosta, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

Erika Acosta and Alfonso Acosta Cura having since been divorced as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Docket No. 23D874, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2956 Steamboat Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of MAY, 2025.

Erika Acosta

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of MAY, 2025, before me personally appeared Erika Acosta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 14 day of MAY, 2025

Notary Signature
My commission expires MARCH 6, 2029

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unimproved ☐
This is improved ☒ property, known as 2956 Steamboat Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of May, 2025.

Alfonso Acosta Cura
Alfonso Acosta Cura

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of May, 2025, before me personally appeared ~~Erika Acosta~~ Alfonso Acosta Cura, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY