Karen Johnson Davidson County
Batch# 1288989 DEEDWARR
06/23/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20250623-0049276

39-B
File #25-1153

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chandelier Development Inc, a Tennessee Corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **FAN I Real Estate, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled George N. Welch, Jr. Subdivision West Meade Village Tract Section "A", of record in Plat Book 1424, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Shaun Bivens by Warranty Deed from Wanda G. Harlan, unmarried of record in Instrument No. 20220701-0076653, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

Being the same property conveyed to Chandelier Development Inc., a Tennessee Corporation by deed from Shawn Bivens, married, of record in Instrument No. 20250618,0047925, Register's Office for Davidson County, Tennessee, dated June 18, 2025 and recorded June 18, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6004 Jocelyn Hollow Road, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
FAN I Real Estate, LLC **6004 Jocelyn Hollow Road** **Nashville, TN 37205**	**404 Heritage Oakes Dr,** **Angelton, TX 77505**	**116-05-0-004.00**

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2025.

Chandelier Development Inc.

J Lyons President

By: Joel Lyons, President

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Joel Lyons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker, Chandelier Development Inc., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Chandelier Development Inc, as President.

Notary Public

My Commission Expires: 3/3/26

ANGELA R. BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,400,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of June, 2025.

Notary Public

My Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/23/2025 (date of document).

Affiant Signature

6/23/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

