STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$462,500.00** (Four Hundred Sixty-Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 24th day of June, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1289332 DEEDWARR
06/24/2025 02:55:53 PM 4 pgs
Fees: $23.00 Taxes: $1,711.25
20250624-0049779

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Adam Chenault, Trustee of the Survivor's Trust created by the Chenault Living Trust dated December 30, 1997 154 S. Washington Street, Suite A Carpentersville, IL 60110	**SAME AS NEW OWNER**	08216024900

WARRANTY DEED

FOR AND IN 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, I/WE, **WILMA FAY CAVENDER, UNMARRIED WOMAN AND MICHELLE EADS, TRUSTEE OF THE MARY ANN WILLIS LIVING TRUST DATED JUNE 8, 2025,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN ADAM CHENAULT, TRUSTEE OF THE SURVIVOR'S TRUST CREATED BY THE CHENAULT LIVING TRUST DATED DECEMBER 30, 1997 AND AMENDED JULY 8, 2006,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
Legal Description

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **718 FATHERLAND STREET** **NASHVILLE, TN 37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23 day of June, 2025

x Wilma Fay Cavender
Wilma Fay Cavender

x Elaina Yutze, as her attorney-in-Fact
By: Elaina Yutze, as her Attorney-in-Fact

STATE OF ARIZONA)
COUNTY OF Maricopa)

On this 23 day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elaina Yutze,** attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Wilma Fay Cavender** and acknowledged that she executed the same as the free act and deed of the said **Wilma Fay Cavender.**

WITNESS my hand and official seal this the 23 day of June, 2025.

LAURIE ROZA
Notary Public - Arizona
Maricopa County
Commission # 666020
My Comm. Expires Mar 31, 2028

exp 3/31/2028

Laurie Roza
Notary Public

My Commission Expires: 3/31/2028

WITNESS, this 24th day of June, 2025

Mary Ann Willis Living Trust dated June 8, 2025

By: Michelle Eads, Trustee

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 **Michelle Eads,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the **Mary Ann Willis Living Trust dated June 8, 2025,** and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2025.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee and more particularly described as follows:

BEING part of Lot No. 70 in Williams Addition to Edgefield, now East Nashville, Davidson County, Tennessee, on Plat Book 21, Page 45, fronting 50 feet on the South side of Fatherland, and on the corner of Eighth Street, running back between parallel lines 140 feet to a lot formerly owned by Mary E. Sutherland, being part of the same purchased of Mrs. D. Woods, by deed recorded in Book 185, Page 189, R.O.D.C.T.

BEING the same property conveyed to Basiel Ray Mc Intyre and wife Mary Florance Mc Intyre by Warranty Deed of record in Book 4808, Page 631, Register's Office for Davidson County, Tennessee. Basiel Ray Mc Intyre having predeceased on the 27 day of October, 1976, and being survived by his wife, Mary Florance Mc Intyre.

Subsequently, Mary Florance Mc Intyre, also known as Mary F. McIntyre, having deceased on the 15 day of June, 1989, widowed/unmarried, and being survived by her three children: Mary Ann Willis, Faye Cavender and Billy Ray McIntyre. A Will being placed of record in Instrument No.: 20011024-0116529, Register's Office for Davidson County, Tennessee, establishing a life estate Trust for the benefit of Billy Ray McIntyre for the life of Billy Ray McIntyre with the remainder going equally to the two daughters, Mary Ann Willis and Faye Cavender. Billy Ray McIntyre having predeceased on the 27th day of March, 2017, intestate, unmarried and without children and being survived by his two sisters, Mary Ann Willis and Faye Cavender. Heirship Affidavit of Billy Ray McIntyre of record in Instrument No. 20250616-0046628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Eads, Trustee of the Mary Ann Willis Living Trust dated June 8, 2025 as to ½ undivided interest by Quitclaim Deed of record in Instrument No. 20250616-0046629, Register's Office for Davidson County, Tennessee.

Elaina Yutze executes this instrument as Attorney-in-Fact on behalf of Wilma Fay Cavender, pursuant to the Durable Power of Attorney recorded in Instrument No. 20250623-0049136, Register's Office for Davidson County, Tennessee.