Karen Johnson
Batch # 1290799
06/27/2025 10 49 AM
Fees $13 00 Taxes $2,201 50

Davidson County
DEEDWARR
2 pgs

20250627-0050819

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

File No AD-25-9896

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chase Presley and Jenifer Presley	New Owner	
(NAME)	(NAME)	131-05-0C-217 00-CO
217 Cheswick Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lee C. Dilworth, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase Presley and Jenifer Presley, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 217, together with the appurtenant interest in the common elements of The Hillsborough Condominiums , a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Lee C. Dilworth, a married man by Warranty Deed from Joshua Eaves and wife, Sarah Eaves of record in Instrument No. 20060901-0108413 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 01, 2006.

Julie Dilworth joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is property more commonly known as 217 Cheswick Court, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this ~~23rd~~ 18th day of June, 2025.

Lee C. Dilworth

Julie Dilworth

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

On this ~~23rd~~ 18th day of June, 2025, before me personally appeared Lee C. Dilworth and Julie Dilworth, 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 ~~23rd~~ 18th day of June, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027