Karen Johnson Davidson County
Batch# 1295466 DEEDWARR
07/09/2025 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20250709-0054024

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00 AFFIANT SUBSCRIBED AND SWORN TO BE ON 6/ 9 /2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9-5-2028

KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2028 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 2228-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
341 Chesterfield Development, LLC, a Tennessee limited liability company		104-10-0-074.00
341 Chesterfield Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Vernessa L. Davis-Tharpe and Siegfried Tharpe, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

341 Chesterfield Development, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revision of Resubdivision of Lot 35, Bransford Realty Company's West End Heights Subdivision Book 332, pages 124 and 125 of record in Book 6050, page 243, Register's Office for said County.

Said Lot No. 1, which is corner Lot, Fronts 116.84 feet on the Northwesterly margin of Marlborough Avenue and front 42.75 feet on the Southwesterly margin on Chesterfield Avenue, said frontages being joined by curve having a length of 36.91 feet, and extends back 121.72 feet on the Northwesterly line and 101.34 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Vernessa Davis Wood by Warranty Deed from Kathlynn C. Ciompi, a single person of record in Book 8411, page 536, Register's Office for Davidson County, Tennessee, dated July 29, 1991 and recorded on August 01, 1991.

Being the same property conveyed to Vernessa L. Davis-Tharpe, married by Quitclaim Deed from Vernessa D. Davis-Tharpe f/k/a Vernessa Davis Wood, a married woman joined by her husband Siegfried Tharpe of record in Instrument No. 20060131-0012150 and Corrective Quitclaim Deed Recorded Instrument No. 20140128-0007843, Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on January 31, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 341 Chesterfield Avenue Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 9, 2025.

Vernessa L. Davis-Tharpe

Vernessa L. Davis-Tharpe

Siegfried Tharpe

Siegfried Tharpe

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me via video-audio communication, a Notary Public of said County and State, Vernessa L. Davis-Tharpe and Siegfried Tharpe, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 9, 2025.

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2029

Notary Public

My Commission Expires: 04/20/2029

Electronically signed and notarized online using the Proof platform.

File #: 2228-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 June 9 2025.

Affiant Signature

6/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026