THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651150** Karen Johnson Davidson County Batch # 1296818 DEEDWARR 07/11/2025 11:04:50 AM 2 pgs Fees: $13.00 Taxes: $6,345.50 20250711-0054705	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,715,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2025. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Haley P. Veldhuis and Ray Gene Veldhuis 305 Chamberlin Street Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert N. Poss and Molly M. Poss, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haley P. Veldhuis, a single woman, and Ray Gene Veldhuis, a single man, as joint tenants with right of surivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 in Block 27 on the Plan of the MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, of record in Plat Book 161, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 22 fronts 50 feet on the East side of Chamberlain Street, formerly Center Street, known as 38th Avenue North and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Robert N. Poss and Molly M. Poss, husband and wife, by Warranty Deed from Finn Holdings, LLC, of record in Instrument No. 20220928-0107256, in the Register's Office of Davidson County, Tennessee, dated September 28, 2022, and recorded on September 28, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as recorded in Plat Book 161, Page(s) 39.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20210825-0114828.

This is improved property located at 305 Chamberlin Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

Robert N. Poss

Molly M. Poss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert N. Poss and Molly M. Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2025.

Notary Public
My Commission Expires: _____

