WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311334 DEEDWARR
08/18/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250818-0065693

File No. ML-25-10470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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
Wesley G. Jones and Esther R. Jones	**New Owner**	
(NAME)	(NAME)	104-01-0-045.00
207 Chamberlin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Jee Yeon Cha, Trustee of 207 Chamberlin Street Trust dated August 13, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley G. Jones and Esther R. Jones, married to each other,** 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 Lot No. 31 of Block 27 on the Map of Subdivision of Plummer Place, of record in Book 161, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Boyd, an unmarried man by Warranty Deed from Jennifer Scroggie, an unmarried woman of record in Instrument No. 20150609-0054278 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015.

Being the same property conveyed to Jee Yeon Cha, Trustee of the 207 Chamberlin Street Trust dated August 13, 2024 by Quitclaim Deed from Tim Stefan Rabel Boyd of record in Instrument No. 20240822-0064621 Register's Office for Davidson County, Tennessee, dated August 13, 2024 and recorded on August 22, 2024.

This is property more commonly known as 207 Chamberlin Street, Nashville, TN 37209.

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 12th day of August, 2025.

207 Chamberlin Street Trust dated August 13, 2024

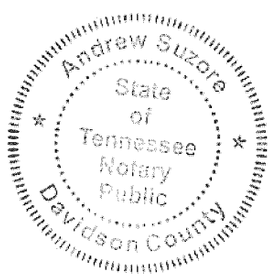
By: _____
Jee Yeon Cha, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Jee Yeon Cha, Trustee of 207 Chamberlin Street Trust dated August 13, 2024, 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 12th day of August, 2025.

_____
Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **August 12, 2025**.

Date

Affiant Signature

August 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **August**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)