THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1328512 DEEDWARR
09/30/2025 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,114.55
20250930-0077875

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Christine A. Janus 6545 Chessington Drive Nashville, TN 37221	Christine A. Janus 6545 Chessington Dr. Nashville, TN 37221	155 08 0C 228.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy James Fields, Trustee of Timothy James Fields, trustee for the Timothy James Fields Living Trust dated May 13,2014** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Christine A. Janus, a single person,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6545 Chessington Drive, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 228 on the Plan of Poplar Creek Estates, Phase Two, as of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy James Fields, as Trustee for the Timothy James Fields Living Trust, Dated May 13, 2014, by Quitclaim Deed from Timothy J. Fields and wife, Linda J. Fields, dated September 6, 2023, and recorded October 6, 2023, of record as Instrument No. 20231006-0078965, in the Register's Office for Davidson County, Tennessee. The said Linda Jean Fields having since died on 2/28/2024.

Being the same property conveyed to Timothy J. Fields and wife, Linda J. Fields, by Warranty Deed from William C. Demetree and Lee Chira, dated October 29, 1997, and recorded November 4, 1997, of record in Book 10671, Page 583, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6545 Chessington Drive, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 30th day of September, 2025.

Timothy James Fields, trustee for the Timothy James Fields Living Trust dated May 13,2014

By: _____

Timothy James Fields, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2025, before me personally appeared Timothy James Fields, Trustee of Timothy James Fields, trustee for the Timothy James Fields Living Trust dated May 13,2014, 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 30th day of September, 2025.

_____

Notary Signature
My commission expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $571,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

AFFIANT

Sworn to and subscribed before me this 30th day of September, 2025

_____

Notary Public
My commission expires: _____

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 9.30.25 (date of document).

Affiant Signature

9.30.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY