# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1355982 DEEDWARR
12/10/2025 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20251210-0098143

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00**.

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 4TH DAY OF DECEMBER, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-23-29

CHRISTINA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 141125

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Nicholas Eldred<br>2665 Thornton Grove Boulevard<br>Nashville, TN 37207 | New Owner | 050-02-0C-080.00-CO |

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And 0/100 ($425,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

**JONATHAN CHAVEZ AND MARTHA WITCHER-CHAVEZ, HUSBAND AND WIFE**

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

**NICHOLAS ELDRED, AN UNMARRIED MAN**

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 80 on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Chavez, unmarried and Martha Witcher, unmarried, tenants in common with right of survivorship by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated January 04, 2022 and recorded date January 11, 2022 record in Instrument No. 20220111-0003498, Register's Office for Davidson County, Tennessee.

Martha Witcher and Martha Witcher-Chavez being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2665 Thornton Grove Boulevard, Nashville, TN 37207.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]*

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JONATHAN CHAVEZ AND MARTHA WITCHER-CHAVEZ, HUSBAND AND WIFE to NICHOLAS ELDRED, AN UNMARRIED MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 2665 THORNTON GROVE BOULEVARD, NASHVILLE, TN 37207.]*

Witness our/my hand on the 4th day of December, 2025.

Jonathan Chavez

Martha Witcher-Chavez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jonathan Chavez and Martha Witcher-Chavez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2025.




Notary Public
My Commission Expires: 10-23-2029

# Certificate of Authenticity

I, Kim Hollingshead, 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 12/4/2025.

Kim Hollingshead, Esq

12/4/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 12/4/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON