STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1359046 DEEDWARR
12/17/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20251217-0100437

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 9/14/28
File No. G25-23750

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric Chastain (NAME)	New Owner (NAME)	042-14-0-116
209 River Road (STREET ADDRESS)	~ (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	~ (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **The Estate of Nancy Ann G. Shelton by Mari Angela Shelton Smith, Administrator**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Chastain, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, 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. 20 on the Plan of Holiday Hills, Section II, as of record in Book 3700, page 19, Register's Office for said County.

SAID lot fronts 130.93,feet on the east side of West Chester Drive and runs back 272.9 feet on the south line and 262.18 feet on the north line to a dead line in the rear on which-it measures 170.80 feet.

Being the same property conveyed to Raymond H. Shelton and wife, Nancy Ann G. Shelton by Deed dated March 22, 1966 from Castleman Construction Company, recorded March 23, 1966, in Book 3999, Page 326, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument 20240403-0023567, Register's Office for said County. The said Raymond H. Shelton having pre-deceased Nancy Ann G. Shelton on November 30, 2006. The said Nancy Ann G. Shelton died intestate on January 12, 2024 vesting ownership in her heirs at law. See Affidavit of Heirship of record in 20240403-0023567, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 332 Westchester Dr., Madison, TN 37115.

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. Whenever 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(s) this 12th day of December, 2025.

The Estate of Nancy Ann G. Shelton

By: X Mari Angela Shelton Smith, Administrator

Mari Angela Shelton Smith, Administrator

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mari Angela Shelton Smith, Administrator of The Estate of Nancy Ann G. Shelton, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2025.

Notary Public My Commission Expires: 1/28/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/12/2025 (date of document).

Affiant Signature

12/12/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 12th day of December, 20 25.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29