# WARRANTY DEED

Karen Johnson Davidson County
Batch# 563640 DEEDWARR
01/28/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,227.40
20210128-0012891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF January, 2021.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chico Capital | New Owner | |
| (NAME) | (NAME) | 129-10-0-005.00 |
| 612 Crieve Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (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, **CUMBERLAND TRUST AND INVESTMENT COMPANY, A TENNESSEE COMPANY, SUCCESSOR TRUSTEE OF THE MARION A. KATZ LIVING TRUST DATED FEBRUARY 9, 2006**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHICO CAPITAL, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 160 on the Plan of West Meade Park, Inc, Section 4, as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Peter Katz and wife, Marion A. Katz by Warranty deed from Ronald E. Lockenbach and wife, Shirley Lockenbach of record in Book 4742, page 258, Register's Office for Davidson County, Tennessee, dated August 27, 1973.**

**Being the same property conveyed to Jeffrey Mobley by Quitclaim deed from Peter Katz and wife, Marion A. Katz of record in Book 7875, page 400, Register's Office for Davidson County, Tennessee, dated June 20, 1989.**

**Being the same property conveyed to Marion A. Katz, Trustee of the Marion A. Katz Living Trust, established by the Revocable Trust Agreement of Marion A. Katz, dated February 9, 2006 by Warranty deed from Marion A. Katz of record in Instrument No. 20060215-0018177, Register's Office for Davidson County, Tennessee, dated February 09, 2006. Marion A. Katz has since died. Cumberland Trust and Investment Company is the Successor Trustee pursuant to Trust Agreement.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 168 Carnavon Pkwy, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28th day of January, 2021

CUMBERLAND TRUST AND INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE MARION A. KATZ LIVING TRUST DATED FEBRUARY 9, 2006

BY: Natalicia Hosseinzadeh, SAO

NATALICIA HOSSEINZADEH

SPECIAL ASSETS OFFICER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Natalicia Hosseinzadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Special Assets Officer of Cumberland Trust and Investment Company, that she acknowledged to be Trustee of the Marion A. Katz Living Trust the within named bargainor, and that she as such Special Assets Officer of Cumberland Trust and Investment Company, executed the foregoing instrument for the purpose therein contained by signing the name of Cumberland Trust and Investment Company by herself as Special Assets Officer (on behalf of the Company as Trustee of the bargainor), and who further acknowledged she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 28th day of January, 2021.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: 10/2/23

Notary Public

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON