Karen Johnson Davidson County
Batch# 719536 DEEDWARR
09/20/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20210920-0125806

36562

WARRANTY DEED

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 3, 2023

File No. BC-21-1222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 10/29/2023
(AFFIX SEAL)

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
Keith Naisbitt and Maria Naisbitt, Trustees of Keith and Maria Naisbitt Living Trust dated August 10, 2021	Bank of America	
(NAME) 168 Carnavon Parkway	4909 Savarese (NAME)	129-10-0-005.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Tampa, FL 33634	
(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, **Chico Capital, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Naisbitt and Maria Naisbitt, Trustees of Keith and Maria Naisbitt Living Trust dated August 10, 2021**, 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. 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.

Said Lot No. 160 fronts 158.1 feet on the northerly side of Carnavon Parkway, and extends back 394 feet on the westerly line and 343 feet on the easterly line, which is a broken line, to a dead line, measuring 85 feet thereon.

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 9, 2006 and recorded on February 15, 2006.

Being the same property conveyed to Chico Capital, a Tennessee Limited Liability Company by Warranty deed from Cumberland Trust and Investment Company, a Tennessee Company, Successor Trustee of the Marion A. Katz Living Trust Date February 9, 2006 of record in Instrument No. 20210128-0012891 Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on January 28, 2021.

This is property more commonly known as 168 Carnavon Parkway, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 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 3rd day of September, 2021.

Chico Capital LLC, a Tennessee Limited Liability Company

By: _____, MEMBER
Steve Shelton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jordyn Schumm of the state and county mentioned, personally appeared Steve Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Chico Capital, the within named bargainor, a Limited Liability Company, and that such Steve Shelton as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 3rd day of September, 2021.

_____
Notary Signature

My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9|3|2021.

George E. Mudter, Jr.
Dated 9|3|2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9|3|2021

My commission expires 10|2|2023

