WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,051,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 day of March, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 1-6-25

2022-03-124

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 821346 **DEEDWARR**
03/14/2022 10:37:07 AM 2 pgs
Fees: $13.00 Taxes: $11,288.70

20220314-0029327

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rusty Moore, Trustee of The 4338 Chickering Trust 4338 Chickering Lane Nashville, TN 37215	OWNER	Map/Parcel 144-13-0-018.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Talbott P. Ottinger, Trustee of The 4338 Chickering Lane Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rusty Moore, Trustee of The 4338 Chickering Trust**, hereinafter called the GRANTEE, his successors and assigns, that 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. 19 on the plan of Chickering Estates, Section 1, as of record in Book 2663, pages 86 and 87, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to William McClain Towery and wife, Jacqueline Thompson Towery by Warranty deed from Elizabeth Dibrell Martin and Adele Billingsley Mitchell and Gayle Smith Ferguson, devisees under the Last Will and Testament of Alden H. Smith, Jr., deceased of record in Instrument No. 20160715-0073142 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 15, 2016.

Being the same property conveyed to Talbott P. Ottinger, Trustee of The 4338 Chickering Lane Trust by Quitclaim deed from William McClain Towery and wife, Jacqueline Thompson Towery of record in Instrument No. 20200108-0002679 Register's Office for Davidson County, Tennessee, dated January 6, 2020 and recorded on January 08, 2020.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4338 Chickering Lane, Nashville, TN 37215 .

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, his successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10 day of March, 2022:

The 4338 Chickering Lane Trust

By: _____
Talbott P. Ottinger, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of March, 2022, before me personally appeared Talbott P. Ottinger, Trustee of The 4338 Chickering Lane Trust, 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 10th day of March, 2022.

_____
Notary Signature
My commission expires:
1-3-2023

