Karen Johnson Davidson County
Batch# 906942 DEEDWARR
08/24/2022 09:44:12 AM 2 pgs
Fees: $13.00 Taxes: $30,525.00
20220824-0095472

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220742022**

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $8,250,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2022.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5-9-26

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| The 2239 Chickering Trust<br>**1212 8th Avenue South**<br>**Suite 102**<br>**Nashville, TN 37203** | New Owner | Tax Parcel ID No.<br>144 10 0 014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Anthony Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R.L. Moore. Trustee of The 2239 Chickering Trust, u/a/d July 21, 2022** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Anthony Miller, married, by Warranty Deed from Lainie Allbee, Trustee of The 2239 Chickering Lane Trust u/a/d March 15, 2016, of record in Instrument No. 20180321-0026341, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Jami Miller joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Valley, as recorded in Plat Book 2331, Page(s) 121-123.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.

Easement for Parking and Turnaround, recorded in Book 6038, Page 304.

This is improved property located at 2239 Chickering Lane Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 23rd day of August, 2022.

Ryan Anthony Miller

Jami Miller

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Anthony Miller and Jami Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Public

My Commission Expires: _____

