THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842126** Karen Johnson Davidson County Batch# 921238 **DEEDWARR** 09/26/2022 09:24:41 AM 2 pgs Fees: $13.00 Taxes: $12,210.00 20220926-0106073	STATE OF ~~TENNESSEE~~) GA COUNTY OF ~~DAVIDSON~~) Chatham The actual consideration or value, whichever is greater, for this transfer is: $3,300,000.00. L.K. Cobb, as Trustee of the Chatham Trust Affiant Subscribed and sworn to before me, this 22nd day of September, 2022. Notary Public My Commission Expires: 7-13-2025 AMY R. STONE NOTARY EXPIRES GEORGIA JULY 13, 2025 PUBLIC CHATHAM COUNTY

WARRANTY DEED

Address New Owner: Matthew McGinn 2510 Ridgewood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 06 0 022.00

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, **L.K. Cobb, as Trustee of The Chatham Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew McGinn, an unmarried man**, ("Grantees"), their 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. 18 on the Plan of Section Two, Chickering Park of record in Plat Book 2663, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to L.K. Cobb, as Trustee of The Chatham Trust, by Warranty Deed from Daniel Kris Wiatr, Trustee of the George Tucky Trust under the Revocable Trust Agreement dated 12/02/2013, of record in Instrument No. 20170418-0037728, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

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 Section Two, Chickering Park, as recorded in Plat Book 2663, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 2811, Page 88.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6279, Page 969.

This is improved property located at 2510 Ridgewood Drive 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 21 day of September, 2022.

The Chatham Trust

L.K. Cobb, Trustee
BY: L.K. Cobb, Trustee

STATE OF GA)
COUNTY OF Chatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L.K. Cobb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee for The Chatham Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of September, 2022.

Notary Public
My Commission Expires: 13JUL25

AMY R. STONE NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES July 13 2025