Karen Johnson Davidson County
Batch# 967245 DEEDWARR
02/03/2023 02:44:20 PM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20230203-0008128

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143371**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2023. Notary Public My Commission Expires: 1-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chesnut Infill, GP 1745 Gary Ln Hopkinsville, KY 42240	New Owner	Tax Parcel ID No. 116 15 0 025.00

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, **Lawrence E. Lusky and Edward M. Lusky, Co-Trustees and Beneficiaries of The Lusky Family Trust U/W/O Mae E. Lusky** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Chesnut Infill, GP**, ("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. 60, and 30 feet, more or less, of Fourth Street adjoining said lot, as shown on the plan of Royal Oaks Land Co's Subdivision of The Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County.

Said lot and part of said street, now closed, adjoin and front together 230 feet, more or less, on the Easterly side of Westview Drive, and run back between parallel lines, 210 feet to a dead line.

Being the same property conveyed to Maurice I. Lusky, Jr., Trustee of the Lusky Family Trust u/w/o Mae E. Lusky, by Executor's Quitclaim Deed from Lawrence E. Lusky, Executor of the Estate of Mae E. Lusky, of record in Instrument No. 20090702-0062126, in the Register's Office of Davidson County, Tennessee, dated June 22, 2009 and recorded on July 02, 2009. The said Maurice I. Lusky died testate, on November 15, 2022, See Probate Case No. 22P2280, Davidson County Circuit Court. Lawrence E. Lusky and Edward M. Lusky being the Co-Trustees and beneficiaries of the Lusky Family Trust u/w/o Mae E. Lusky.

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.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2023 and thereafter, for tax parcel identification number 116 15 0 025.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Land Co's Subdivision of The Baker Tract, as recorded in Plat Book 421, Page(s) 102 and 103.

This is improved property located at 424 Westview Avenue Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-0-23-424

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 31st day of January, 2023.

The Lusky Family Trust U/W/O Mae E. Lusky

BY: _____
Lawrence E. Lusky
Co-Trustee and Beneficiary

BY: _____
Edward M. Lusky
Co-Trustee and Beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence E. Lusky and Edward M. Lusky,** 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 **Co-Trustees and Beneficiaries of The Lusky Family Trust U/W/O Mae E. Lusky**, 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 31st day of January 2023.

_____
Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025