THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5589-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00.

Miriam Paramore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 968766 DEEDWARR
02/08/2023 10:30:51 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20230208-0009151

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam Paramore	NEW OWNER	
2133 Chickering Lane		144-14-0-010.00
Nashville, TN 37215		
(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, **John Michael Costello, Trustee of the 2133 Chickering Lane Trust, dated November 10, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miriam Paramore**

HEREINAFTER CALLED THE GRANTEES, 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. 10 on the Plan of Chickering Valley of record in Plat Book 2331, Page(s) 121, 122, and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elaine Curtis Fusco, unmarried, by Warranty Deed from Gary N. Bishop, Jr., and Sarah K. Bishop, husband and wife, of record in Instrument No. 20201104-0129092 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 04, 2020.

Being the same property conveyed to Stephanie Mundy Self, Trustee of the 2133 Chickering Lane Trust, dated November 10, 2021, by Warranty Deed from Elaine Curtis Fusco, unmarried, of record in Instrument No. 20211112-0150971 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 12, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2133 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 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 our hands this the 6 day of February, 2023.

John Michael Costello, Trustee of the 2133 Chickering Lane Trust, dated November 10, 2021

Trustee:

BY: _____
John Michael Costello

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Michael Costello** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **2133 Chickering Lane Trust, dated November 10, 2021,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John Michael Costello** as such **Trustee**.

Witness my hand and official seal this the 6 day of February 2023.

_____
NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024