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

CRT File No. 230343990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000 00

Dianne D Gore
Affiant

Subscribed and sworn to before me, this 31st day of March, 2023

Notary Public
My Commission Expires. _____

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 987525 DEEDWARR
04/03/2023 11 17 50 AM 2 pgs
Fees $13 00 Taxes $5,180 00

20230403-0023864

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Peaches Brown Trust 2224 Chickering Lane Nashville TN 37215	New Owner	Tax Parcel ID No 144 10 0 029 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, **Dianne D. Gore, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Peaches Brown Trust**, ("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. 25 on the Plan of Chickering Valley, as of record in Book 2331, Page 121, 122 and 123, and amendment recorded in Book 3648, Page 629, Register's Office for Davidson County, Tennessee

Said Lot No 25 fronts 188.5 feet on the Easterly side of Chickering Lane and extends back 443 feet on the Northerly line and 455 feet on the Southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Dianne D Gore, by Quitclaim Deed from John Matthews Gore, of record in Book 8501, Page 165, in the Register's Office for Davidson County, Tennessee, dated December 02, 1991 and recorded on December 04, 1991.

Being the same property conveyed to John M. Gore and wife, Dianne D. Gore by Warranty Deed from David J. Fullen and wife, Martha S Fullen, of record in Book 5015, Page 30, in the Register's Office for Davidson County, Tennessee, dated April 06, 1976 and recorded on April 13, 1976

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 2023 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 Chickering Valley, as recorded in Plat Book 2331, Page(s) 121-123 as amendment recorded in Book 3648, Page 629.

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

Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 7911, Page 425.

This is improved property located at 2224 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 31st day of March, 2023

Dianne D Gore

Dianne D Gore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dianne D. Gore, 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 31st day of March, 2023

Notary Public
My Commission Expires _____

