Karen Johnson Davidson County
Batch# 1013037 DEEDWARR
06/09/2023 08 15 16 AM 2 pgs
Fees $13 00 Taxes $39,220 00
20230609-0043815

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THIS INSTRUMENT PREPARED BY:
Paul F. Soper, Esq.
1720 West End Avenue, Ste. 300
Nashville, Tennessee 37203

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Legina Chaudoin, Trustee of the Chicospeako Trust 4229 Franklin Pike Nashville, TN 37204	Same as New Owner	132-06-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid, and other good and valuable considerations. the receipt and sufficiency of which are hereby acknowledged, **4229 FRANKLIN PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LEGINA CHAUDOIN, TRUSTEE OF THE CHICOSPEAKO TRUST, DATED MAY 1, 2023** ("Grantee" herein), her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Thompson's Glen Leven Subdivision, of record in Book 3, Page 20, Chancery Court 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 DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MIMI K. HALL, UNMARRIED, of record in Instrument No. 20200505-0046866, dated April 30, 2020, said Register's Office.

Further being the same property conveyed to 4229 FRANKLIN PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201214-0146266, dated December 1, 2020, said Register's Office.

This is improved property known as: 4229 Franklin Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for.

1. Taxes for 2023: A lien, but not yet due and payable.

2 Matters shown of record in Book 3, Page 20, Chancery Court for Davidson County, Tennessee

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, page 587, said Register's Office

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 6th day of June, 2023

4229 FRANKLIN PIKE, LLC

By _____
Marvin Morris, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MARVIN MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he is a MEMBER of 4229 FRANKLIN PIKE, LLC, a Tennessee limited liability company (the within-named bargainor), and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company, by himself as MEMBER.

WITNESS my hand, at office, this 6th day of June ,2023.

_____
Notary Public
My Commission Expires 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $10,600,000 00

_____
Affiant Theresa L. Smith

Sworn to and subscribed before me this 6th day of June, 2023.

_____
Notary Public I. Dyke Tatum

My Commission Expires 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN