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

CRT File No. 230544775

Karen Johnson Davidson County
Batch# 1028065 DEEDWARR
07/19/2023 11 37 15 AM 2 pgs
Fees: $13 00 Taxes $5,920 00

20230719-0055557

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2023

Notary Public
My Commission Expires

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information·
Hunter Huston and Jessica Huston 1106 Chickering Park Drive Nashville TN 37215	New Owner	Tax Parcel ID No 144-06-0-030 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, **Timothy A. Sinks and Catherine Norvell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hunter Huston and Jessica Huston, husband and wife**, ("Grantees"), their 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(s) 4 , as shown on the map entitled Section Two Chickering Park, of record in Plat Book 2663, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to TIMOTHY A. SINKS AND CATHERINE NORVELL, HUSBAND AND WIFE, by deed from ALAN C. THOMAS AND C ARO LINE LINDSAY LEWIS, of record in Instrument No. 20161219-0132749, dated December 15, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 144-06-0-030.00

Matters shown on the Plan of record in Plat Book 2663, page 73, said Register's Office

This is improved property located at 1106 Chickering Park 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 17th day of July, 2023

Timothy A. Sinks

Catherine Norvell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy A. Sinks and Catherine Norvell, 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 17th day of July, 2023

Notary Public

My Commission Expires:

