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

CRT File No. 230745180

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-230745-180

Karen Johnson Davidson County
Batch# 1039413 DEEDWARR
08/17/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20230817-0064202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2023.

Notary Public
My Commission Expires: 6/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reed C. Smith and Mary Abigail Smith 15 Foxhall Close Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0A-015.00 CO

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, **Robert L. Chickey and Gail G. Chickey, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reed C. Smith and Mary Abigail Smith, 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) 15, as shown on the map entitled Foxhall Close, of record in Plat Book 4860, page 46, amended in Book 5005, page 136 and in Book 5325, page 167, 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 ROBERT L. CHICKEY AND WIFE, GAIL G. CHICKEY, by deed from THOMAS E. NESBITT, JR. AND WIFE, ANNE W. NESBITT, of record in Book 8344, page 311 , dated May 1, 1991 , 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. 117-09-0A-015.00 CO.

Matters shown on the Plan of record in Plat Book 4860, page 46, amended in Book 5005, page 136 and Book 5325, page 167, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4954, page 586, amended in Book 5832, page 378, Book 5875, page 873, Instrument No. 20150226-0016797, Instrument No. 20171228-0132013 and Instrument No. 20230707-0052100, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6897, page 51, said Register's Office.

Termination of Landscape Easement Agreement of record in Instrument No. 20230703-0050960, said Register's Office.

Shared Driveway Easement of record in Book 6877, page 192, said Register's Office.

Easement reserved in deed of record in Book 4844, page 826, said Register's Office.

Grant of Easement of record in Book 3947, page 20, said Register's Office.

Grant of Easement of record in Book 3401, page 545, said Register's Office.

This is improved property located at 15 Foxhall Close 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 16th day of August, 2023.

Robert L. Chickey

Gail G. Chickey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Chickey and Gail G. Chickey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2023.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/16/23.

Affiant Signature

8/16/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of August, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

