PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

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

Ivey Title, LLC Ref: (DW) Title No.: 63250
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Benjamin Alexander Anderson
Morgan Anderson
4335 Chickering Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:

New owner

Karen Johnson Davidson County
Batch# 1051940 **DEEDWARR**
09/20/2023 10:21:26 AM 3 pgs
Fees: $18.00 Taxes: $30,155.00

20230920-0073859

TAX MAP PARCEL NUMBERS: 144130010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$8,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brigitte Borchardt Hubbard and William B. Hubbard, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin Alexander Anderson and Morgan Anderson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Solomon Subdivision, of record in Book 11190, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brigitte Borchardt Hubbard by Special Warranty deed from David L. Solomon and wife, Rita B. Solomon, dated April 30, 2013 and recorded on April 30, 2013 of record in Instrument No. 20130430-0043096, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 24, 2019, recorded July 5, 2019, of record in Instrument No. 20190705-0065626, said Register's Office, subject property was conveyed to Brigitte Borchardt Hubbard and William B. Hubbard, wife and husband.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 11190, page 128, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 2810, page 5; Book 3096, page 210; Instrument No. 20080821-0086095 and Instrument No. 20150720-0070581, said Register's Office. Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20181002-0097519, said Register's Office.

This is improved property, known as 4335 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2023.

Brigitte Borchardt Hubbard

State of Tennessee

County of Davidson

On this 18th day of September, 2023, before me the undersigned authority, personally appeared Brigitte Borchardt Hubbard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WITNESS THE EXECUTION HEREOF this 6th day of September, 2023.

William B. Hubbard

State of Tennessee

County of Davidson

On this 6th day of September, 2023, before me the undersigned authority, personally appeared William B. Hubbard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $8,150,000.00.

Affiant

Sworn and subscribed before me this 18th day of September, 2023.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024