WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064506 DEEDWARR
10/24/2023 02.17 05 PM 2 pgs
Fees $13 00 Taxes $12,025 00

20231024-0083331

Y-BMR-23-6551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicholas Allen Breig and Tarika Breig	**Same as New Owner**	
(NAME)	(NAME)	**115-05-0-035.00**
6551 Brownlee Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHICO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS ALLEN BREIG AND TARIKA BREIG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 149 on the Plan of West Meade Estates, Section III, of record in Plat Book 3106, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Chico Capital, LLC, a Tennessee limited liability company by Warranty Deed from Bryan Lytle and Wioletta Lytle, husband and wife, of record in Instrument No 20220111-0003631, Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 11, 2022

This conveyance is subject to
- Taxes for the year 2023, a lien paid in full at closing
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 75, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3317, Page 386, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for regulated residential infill of record in Instrument Number 20230714-0054217, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6551 Brownlee Dr., Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2023

Chico Capital, LLC

BY._____
Steven R Shelton
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R SHELTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the VICE PRESIDENT of CHICO CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212