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

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

CRT File No. 231046122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2023.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1070256 **DEEDWARR**
11/13/2023 10:13:07 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20231113-0087985

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lucille Brunker and Nima Thomas Rakhsha 1141 Balbade Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144-07-0-010.00

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, **Jo Ann D. Federspiel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lucille Brunker, married, and Nima Thomas Rakhsha, married, as joint tenants with right of survivorship** ("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) 13, as shown on the map entitled Chickering Park Section Three, of record in Plat Book 2663, pages 90-91, 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 CHARLES F. FEDERSPIEL and wife, JO ANN D. FEDERSPIEL, by deed from BALLBADE ESTATES, INC., of record in Book 3704, page 611, dated March 20, 1964 , said Register's Office.

CHARLES F. FEDERSPIEL died on or about October 19, 2020, leaving JO ANN D. FEDERSPIEL as the surviving tenant by the entirety.

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. 144-07-0-010.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6303, page 575, said Register's Office.

Matters shown on the Plan of record in Plat Book 2663, pages 90 and 91, said Register's Office.

This is improved property located at 1141 Balbade 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 9th day of November, 2023.

Jo Ann D. Federspiel

Jo Ann D. Federspiel

STATE OF Kentucky)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Ann D. Federspiel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2023.

Lisa R Dunham

Notary Public

My Commission Expires: 11/02/2024

LISA R DUNHAM
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP17894
MY COMMISSION EXPIRES NOVEMBER 2, 2024