Karen Johnson Davidson County
Batch# 1072862 DEEDWARR
11/17/2023 09:41:33 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20231117-0089644

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc File No. 37913	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 16th day of November, 2023. Notary Public My Commission Expires: 9/2/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

WARRANTY DEED

Address New Owner: Nathaniel Hicks Savannah Hicks 556 Brentview Hills Drive Nashville, TN 37220	Send Tax Bills To: Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	Tax Information: Map and Parcel No.: 160 03 0 134.00

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, Henry Chassaignac and Florence Chassaignac, as husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Nathaniel Hicks and Savannah Hicks, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 556 Brentview Hills Drive, Nashville, Davidson County, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 16th day of November, 2023.

GRANTORS:

Henry Chassaignac

Florence Chassaignac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry Chassaignac and Florence Chassaignac, 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 November, 2023.

Notary Public
My Commission Expires:

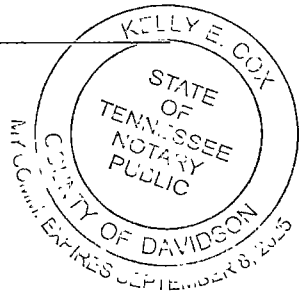


EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot 11, Section 5, Brentview Hills, of record in Plat Book 3842, Page 260, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Henry Chassaignac and Florence Chassaignac, as husband and wife, by Warranty Deed from Jill Fichtel, unmarried, of record in Instrument No. 20130815-0086043, in the Register's Office of Davidson County, Tennessee, dated August 09, 2013 and recorded on August 15, 2013.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5, Brentview Hills, as recorded in Plat Book 3842, Page(s) 260.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813.