WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073156 DEEDWARR
11/17/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $46,250.00
20231117-0089750

File No. EY-23-5516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chickering Land Trust established November 13, 2023	same as new owner	
(NAME) 1410 Chickering Road	(NAME)	144-05-0-010.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Elizabeth Stern, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chickering Land Trust established November 13, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, being part of Block "J", on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and part of a tract of land know as the Page Land, adjoining Belle Meade on the South and described according to a survey made by Z.J. Wilkinson, Surveyor, dated February 17, 1949, more particularly described as follows:

Beginning at a stake on the southeasterly margin of Belle Meade Pike at a point 850 feet southwest of the southwesterly margin of Chickering Lane; thence with said Pike; South 51 degrees 30 minutes West 100 feet; South 54 degrees 30 minutes West 100 feet; South 57 degrees 30 minutes West 100 feet; South 58 degrees West 21 feet to a stone pier in the northeasterly line of the Parrish and Craig tract; thence with said tract South 33 degrees 30 minutes East 560 feet; thence with a fence South 4 degrees West 229 feet to a stake; thence South 85 degrees East 465 feet; thence North 44 degrees 30 minutes East 170 feet to a stake; thence North 37 degrees 30 minutes West 1008 feet to the beginning; containing 8.40 acres, more or less.

Being the same property conveyed to Elizabeth Stern by Warranty Deed from Linda W. Dale, unmarried of record in Instrument No. 202004060036297, Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 06, 2020.
The subject property was not a marital residence of Elizabeth Stern and as such is not subject to any marital or homestead interest.

This is property more commonly known as 1410 Chickering Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 15th day of November, 2023.

Elizabeth Stern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2023, before me personally appeared Elizabeth Stern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 **November 15, 2023**.

Affiant Signature

November 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires