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

CRT File No. 231146260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,110,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2023.

Notary Public
My Commission Expires: 11-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1078959
12/06/2023 10:37:56 AM
Fees: $23.00 Taxes: $4,107.00

Davidson County
DEEDWARR
4 pgs

20231206-0094241

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chesnut Infill, GP 1745 Gary Lane Hopkinsville, KY 42240	New Owner	Tax Parcel ID No. 132 13 0 082.00

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, **Maria Isabel Braithwaite, Trustee of The Maria Isabel Braithwaite Testamentary Trust,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chesnut Infill, GP, a Tennessee General Partnership**, ("Grantees"), its 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 No. 59 on the plan of Oak Hill Valley, of record Plat Book 1835, page 15 and 16, Register's Office for said County.

Said Lot No. 59 fronts 160 feet on the Northerly margin of Robertson Academy Road and extends back between parallel line 273 feet to a dead line in the rear.

Being the same property conveyed to Michael Jay Braithwaite, a single person, by Warranty Deed from Frank Gulley, Jr. and spouse, Anne H. Gulley, of record in Book 9475, Page 586, in the Register's Office of Davidson County, Tennessee, dated September 26, 1994, and recorded on September 27, 1994. The said Michael Jay Braithwaite died on February 19, 2017 testate, devising subject property to The Maria Isabel Braithwaite Testamentary Trust. See Probate Case 17P437, Davidson County Seventh Circuit Court (Probate Division).

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 186 and Amendment recorded in Book 1809, Page 539.

This is improved property located at 904 Robertson Academy Road Nashville TN 37220

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-P-22-204

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 4th day of December, 2023.

The Maria Isabel Braithwaite Testamentary Trust

BY: Isabel B. - Trustee
Maria Isabel Braithwaite
Trustee

Isabel B.
Maria Isabel Braithwaite, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA ISABEL BRAITHWAITE, TRUSTEE of THE MARIA ISABEL BRAITHWAITE TESTAMENTARY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria Isabel Braithwaite, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

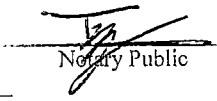


Adric Keegan Braithwaite, Individually
**Adric Keegan Braithwaite joins in this conveyance to acknowledge the sale as a beneficiary of the Trust.

STATE OF Georgia)
COUNTY OF Fulton)

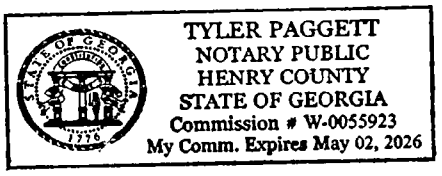
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adric Keegan Braithwaite, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2023.



Notary Public

My Commission Expires: May 2, 2026



Michael Amber Braithwaite, Individually
**Michael Amber Braithwaite joins in this conveyance to acknowledge the sale as a beneficiary of the Trust.

STATE OF New York)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Amber Braithwaite, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of December, 2023.

Notary Public

My Commission Expires: April 18 2027

AMINATA O. GULLIVER
Notary Public - State of New York
No. 01GU6318219
Qualified in Kings County
My Commission Expires 04/18/2027