WARRANTY DEED

File #23284

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

Karen Johnson
Batch # 1081789
12/14/2023 12:12:02 PM
Fees: $18.00 Taxes: $37,000.00

Davidson County
DEEDWARR
3 pgs

20231214-0096560

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 1608 Chickering Road Trust	NEW OWNER	144-13-0-005.00
(NAME)	(NAME)	
1212 8th Avenue South, Suite 102		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The 1608 Chickering Road Trust u/a/d December 8, 2023,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the Southwest corner to Mary Cortner Ragland of record in Book 4528, page 516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road Southerly from the Southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's Southerly boundary and passing an iron pin on the Easterly margin of said road at 31.0 feet, in all South 79 degrees, 58 minutes East, 713.2 feet to an iron pin;

Thence, South 4 degrees, 19 minutes West, 160.0 feet to an iron pin;

Thence, continuing with Ragland's Southerly boundary North 88 degrees 00 minutes East, 323.0 feet to an iron pin;

Thence, North 60 degrees, 41 minutes East, 355.3 feet to an iron pin, Ragland's Southeast corner;

Thence, with Ragland's Easterly boundary North 6 degrees 11 minutes East, 545.2 feet to an iron pin in twenty-inch Ash tree, being the Southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision North 1 degree, 21 minutes East, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the Southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, South 82 degrees, 40 minutes East, 224.7 feet to a monument;

Thence, South 34 degrees, 4 minutes East, 426.6 feet to a monument;

Thence, with the Westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, South 16 degrees 22 minutes West, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, North 74 degrees, 58 minutes West, 90.0 feet to an iron pin;

Thence, South 26 degrees 16 minutes West, 199.8 feet to an iron pin;

Thence, South 67 degrees, 38 minutes East, 125.0 feet to an iron pin in said Westerly boundary of Chickering Estates, Section One; Thence, with said boundary South 43 degrees, 57 minutes West, 543.0 feet to an iron pin;

Thence, North 66 degrees, 32 minutes West, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, South 5 degrees, 14 minutes West 441.6 feet to an iron pin, the Northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office, North 5 degrees, 48 minutes East, 270.9 feet to an iron pin;

Thence, leaving said Chickering Estates with Smith's Northerly line and a fence line North 84 degrees, 46 minutes West, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the Easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, North 5 degrees, 48 minutes East, 270.9 feet to an iron pin;

Thence with the Easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, North 17 degrees, 56 minutes 30 seconds West, 100.0 feet to an iron pin;

Thence, North 16 degrees, 00 minutes East, 95.7 feet to an iron pin, Mayo's Northeast corner;

Thence, with Mayo's Northerly boundary North 75 degrees, 55 minutes West, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road North 20 degrees, 18 minutes East, 320.0 feet to the point of beginning, containing 28.06 acres, more or less.

TOGETHER WITH easements in favor of subject property for roadway and utilities across the adjoining property with said easements described in the following instruments:

1. Warranty Deed in Book 4132, page 45, Register's Office for Davidson County, Tennessee;
2. Installment Deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee; and
3. Warranty Deed in Book 3034, page 1881, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, as modified by Second Addendum to Ground Lease and Driveway Easement and Clarification Agreement of record in Book 8468, page 221 and Assignments and Assumptions of Lease of record in Instrument Nos. 20031106-0163445, 20180119-0005948, 20210209-0018135 and 20220519-0058024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022, by Special Warranty deed from Mara Hofman, Trustee of the Amended and Restated Zinnia Trust u/a dated January 29, 2021, of record in Instrument No. 2022019-0058023 Register's Office for Davidson County, Tennessee, dated May 12, 2022, and recorded on May 19, 2022.

Being the same property conveyed to Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022, by Quitclaim Deed to Combine Tax Parcels from Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022, of record in Instrument No. 20220829-0097069 Register's Office for Davidson County, Tennessee, dated August 26, 2022, and recorded on August 29, 2022.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, rollback taxes, if any, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, leases, and easements of record and other matters of record, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Book 2810, page 5, and Book 3096, page 210, and Instrument No. 20080821-0086095, Register's Office for Davidson County, Tennessee, Easement for Private Road as set forth of record in Book 3034, page 188, said Register's Office, Easement for Roadway and Public Utilities as set forth in Deed of record in Book 4131, page 969, said Register's Office, Easement for Roadway and Public Utilities as set forth in Deed of record in Book 4132, page 45, said Register's Office, Easement of record in Instrument No. 20210209-0018133, Instrument No. 20180119-0005949, Instrument No. 20031106-0163444, Book 9807, page 102, Book 7247, page 788, Book 7227, page 995, Book 6337, page 748, said Register's Office, Terms, Conditions and Easements as set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office, Assignment and Assumption of Lease of record by Instrument Nos. 20031106-0183445, 20170419-0038255, 20180119-0005948, 20210209-0018135 and 20220519-0058024, said Register's Office, Matters shown on the Plan of record in Minute Book L, page 423, said Register's Office, Underground Utility Easement of record by Instrument No. 20190222-0016072, said Register's Office, and Right of Way of Chickering Road.

unimproved ☐
This is improved ☒ property, known as 1608 Chickering Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 12 day of December, 2023

GRANTOR:

, TRUSTEE

Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel T. Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of a Trust Agreement, dated May 12, 2022**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of December, 2023.

My commission expires: 1/26/25

Notary Public

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027