THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00 Affiant Subscribed and sworn to before me, this 7 day of February 2024. Notary Public My Commission Expires: 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1099605
02/09/2024 09:51 AM
Fees: $13.00 Taxes: $5,365.00

Davidson County
DEEDWARR
2 pgs

20240209-0009183

WARRANTY DEED

Address New Owner: The 8018 Trust, Dated February 5, 2024 8018 Charlotte Pike Nashville, TN 37221	Send Tax Bills to: New Owner The 8018 Trust 8018 Charlotte Pike Nashville, TN 37221	Tax Parcel ID No.____ 127-00-0-021

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHICO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CAROLYN S. WENZEL, TRUSTEE OF THE 8018 TRUST, DATED FEBRUARY 5, 2024** ("Grantee"), Grantee's 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 the easterly half of a 20-acre tract formerly owned by J. C. Hows and O. W. Hows jointly and described according to a survey made by S. E. Hutchison, as follows:

Beginning at a small elm tree in the northern margin of the Buffalo Road at O. W. Hows' southeast corner; thence with the northern margin of said road, North 74-3/4 degrees east 10 1/2 poles to a post 16 feet North of a mulberry tree; thence North 7 degrees West 37 poles to a double pin-oak; thence North 13 degrees West 23.10 poles to a chestnut tree; thence North 6 1/4 degrees west 8.40 poles to a small beech; thence north 5 1/2 degrees West 21 poles to three chestnut oaks; thence North 12 degrees West 35 poles to an oak; thence North 220 West 3.4 poles to an Oak, corner in O. D. Elkins' South boundary line; thence with said Elkins' line, South 81-3/4 degrees West 13 poles to a planted stone, with a small hickory pointer; thence South 12 degrees East 130.5 poles, more or less, surface measure, with O. W. Howe' line to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Chico Capital, LLC, by Warranty Deed from Robert Bell, a single man, of record in Instrument No. 20220308-0026414, Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 8, 2022.

This is improved property commonly known as: **8018 Charlotte Pike**
Nashville, TN 37221

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February 2024.

CHICO CAPITAL, LLC

By: _____

Steven R. Shelton, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **STEVEN R. SHELTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Chico Capital, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of February 2024.

_____
Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: G-P-24-8018