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

CRT File No. 240447540

Karen Johnson Davidson County
Batch # 1133365 DEEDWARR
05/10/2024 10:43:16 AM 2 pgs
Fees: $13.00 Taxes: $11,747.50
20240510-0034512

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,175,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2024.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JPS Trust	New Owner	Tax Parcel ID No.
4517 Alcott Drive		130 16 0 006.00
Nashville TN 37215		

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, **CHF Dynasty Trust, dated June 23, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Payden Sewell and Caroline P. Sewell as Trustees of the JPS Trust, dated November 9 , 2023**, ("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. 3 on the Plan of ECHO HILLS, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amelia Hillenbrand Wilson and Richard H. Wilson, Jr., Co-Trustees of the CHF Dynasty Trust, dated June 23, 2011, by Warranty Deed from Adam Wilson and Julie Wilson, husband and wife, of record in Instrument No. 20210915-0123764, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021.

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 ECHO HILLS, as recorded in Plat Book 1835, Page(s) 76.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1727, Page 141 and Book 2013, Page 471.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6180, Page 954.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 4517 Alcott Drive Nashville TN 37215

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 7th day of May, 2024.

CHF Dynasty Trust, dated June 23, 2011

BY: _____
Amelia Hillenbrand Wilson, Co-Trustee

BY: _____
Richard H. Wilson, Jr, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amelia Hillenbrand Wilson and Richard H. Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the CHF Dynasty Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, ~~at office,~~ this 8th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026