Karen Johnson Davidson County
Batch# 1140948 DEEDWARR
05/30/2024 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $17,630.50
20240530-0040165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/17/2027
(AFFIX SEAL)

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

J-C-24-3510

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew James Corkern and Hayley Palmer Corkern, Co-Trustees of the Andrew James Corkern and Hayley Palmer Corkern Community Property Trust dated May 22, 2024	**Same**	
(NAME) **3510 Woodmont Boulevard**	(NAME)	**117-05-0-108.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW JAMES CORKERN AND HAYLEY PALMER CORKERN, CO-TRUSTEES OF THE ANDREW JAMES CORKERN AND HAYLEY PALMER CORKERN COMMUNITY PROPERTY TRUST DATED MAY 22, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors, representatives, and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 24th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a hackberry tree, at the southeasterly corner margin of Woodmont Avenue, 441 feet east of the intersection of the northerly margin of Woodmont Avenue and the center of Bowling Avenue (formerly Golf Club Lane), said hackberry tree being the southwest corner of a tract of land owned by Merle Atkins Russell (Book 10195, page 299, Register's Office for Davidson County, Tennessee; formerly Martha Stokes Lindsley); thence with the northerly margin of Woodmont Avenue, North 85 degrees west 135 feet; thence north 4 degrees 30' west 310.8 feet, more or less, to a point in the southerly line of Carolyn K. Gray (Instrument No. 20090909-0084442, Register's Office for Davidson County, Tennessee; identified in previous deeds as a proposed road running eastwardly from the easterly margin of Golf Club Lane, or Bowling Avenue extended south); thence with the southerly margin of Gray, south 89 degrees east 135 feet to the west line of the said Russell tract; thence with said line, south 1 degree east 317.5 feet, more or less, to the beginning.

Being the same property conveyed to Chesnut Infill GP, a Tennessee general partnership, by deed from Harrison Y. N. Yang and wife, Holing Wang, of record as Instrument No. 20210903-0118957, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20240522-0038256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) property taxes for the year 2024, which have been prorated between the parties as of the date of this instrument, subject to a tax proration agreement; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm

Drainage of record in Book 4083, page 915, Register's Office for Davidson County, Tennessee; and (3) Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record as Instrument No. 20231103-0086262, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3510 Woodmont Boulevard, Nashville, Tennessee 37215**.

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(S), their heirs, successors, representatives, and assigns forever; and we do covenant with the said GRANTEE(S) 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, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs, successors, representatives, 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(s) this the 29th DAY OF MAY, 2024.

Chesnut Infill GP

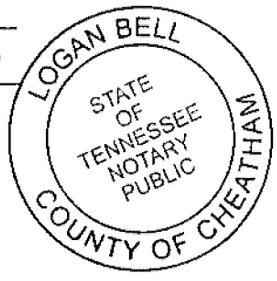
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, the within named bargainor, a partnership, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of May, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, William T. Smith, 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 May 29, 2024.

Affiant Signature

Date: 5/29/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of May, 2024.

Notary's Signature

My Commission Expires: 10/19/2027

Notary's Seal

