RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

CRT File No. 240447437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2024.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires 10/4/27

Karen Johnson Davidson County
Batch # 1158547 DEEDWARR
07/16/2024 12:40:13 PM 2 pgs
Fees: $13.00 Taxes: $19,425.00

20240716-0053425

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Cicotte and Annie Cicotte	UBS Bank	Tax Parcel ID No.
6210 Hickory Valley Road	95 State Street, Suite 2200	115 04 0 057.00
Nashville TN 37205	Salt Lake City, UT 84111	

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, **William T. Chapman, Trustee of the 6210 Hickory Valley Road Trust, dated January 27, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Cicotte and Annie Cicotte, husband and wife**, ("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. 203 on the Plat of HILLWOOD ESTATES, SECTION 9, PART 1 as of record in Book 2331 Page 27, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of Darden Place at the corner of Lots Nos. 202 and 203; thence with the line between said two lots Southwestwardly 242.54 feet; thence South 51° 21' East 290.25 feet to the Northwesterly margin of Hickory Valley Road; thence with same Northeastwardly 212.05 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Northwestwardly 39.27 feet to the Southwesterly margin of Darden Place, thence with same Northwestwardly 265 feet to the beginning.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 6210 Hickory Valley Road Trust dated January 27, 2021, by Warranty Deed from Raymond Jacobs and wife, Nancy Jacobs, of record in Instrument No. 20210201-0013906, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section 9, Part 1, as recorded in Plat Book 2331, Page(s) 27 .

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2439, Page 303.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 6210 Hickory Valley Road Nashville TN 37205

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 12th day of July, 2024.

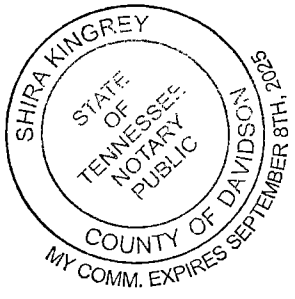
6210 Hickory Valley Road Trust

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 6210 Hickory Valley Road Trust, dated January 27, 2021 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 12th day of July, 2023.



_____
Notary Public