WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

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

J-P-24-904

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)
David L. Isaacs and Alexandra C. Isaacs	Same as New Owner	
(NAME)	(NAME)	**132-13-0-082.00**
6025 Trout Lane		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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 **DAVID L. ISAACS AND ALEXANDRA C. ISAACS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the plan of Oak Hill Valley Subdivision, of record in Book 1835, page 15 and 16, Register's Office for said County.

SAID Lot No. 59 fronts 160 feet on the northerly margin of Robertson Academy Road and extends back between parallel line 273 feet to a dead line in the rear.

Being the same property conveyed to Michael Jay Braithwaite, a single person by Warranty Deed from Frank Gulley, Jr. and spouse, Anne H. Gulley of record in Book 9475, page 586, Register's Office for Davidson County, Tennessee, dated September 26, 1994 and recorded on September 27, 1994.

Said Michael Jay Braithwaite died on February 19, 2017 leaving Last Will and Testament filed for Probate in Docket No. 17P437, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Maria Isabel Braithwaite is named as Personal Representative of the Estate of Michael Jay Braithwaite, deceased.

Being the same property conveyed to Chesnut Infill, GP, a Tennessee General Partnership by Warranty Deed from Maria Isabel Braithwaite, Trustee of The Maria Isabel Braithwaite Testamentary Trust of record in Instrument No. 20231206-0094241 Register's Office for Davidson County, Tennessee, dated December 04, 2023 and recorded on December 06, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page(s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 186, as amended by Book 1809, Page 539, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 Robertson Academy Road, Nashville, Tennessee 37220**.

Karen Johnson Davidson County
Batch # 1160941 **DEEDWARR**
07/23/2024 11:42:22 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20240723-0055337

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 19 DAY OF JULY, 2024.

Chesnut Infill, GP, a Tennessee General Partnership

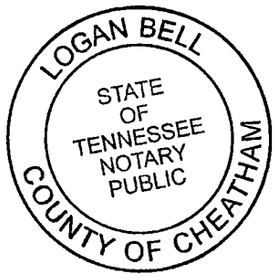
BY:_____
John Gleaves
Authorized Agent

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, A TENNESSEE GENERAL PARTNERSHIP, 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, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of July, 2024.

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



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