Prepared by:
Record and R...
Chapman and Ro...
10 Burton Hills...
Nashville, TN ...

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

CRT File No. 240848539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$2,668,125.00~~

Affiant

Subscribed and sworn to before me, this 4th day of October, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1190720
10/07/2024 09:53:42 AM
Fees: $13.00 Taxes: $9,872.06

Davidson County
DEEDWARR
2 pgs

20241007-0077654

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1106 Park Ridge Drive Trust 1106 Park Ridge Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144 03 0 017.00

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, **Dana Vickers and Marvin Haber Vickers, III, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **1106 Park Ridge Drive Trust dated October 1, 2024**, ("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. 2 on the Plan of SECTION THREE, CHICKERING PARK, of record in Plat Book 2663, Pages 90 and 91, Register's Office for Davidson County, Tennessee.

Said Lot Number 2 fronts 290 feet on the Easterly side of Park Ridge Drive and runs back 322.4 feet (actually field measurement being 300 feet per survey of Richard B. Omohundro, dated April 16, 1976) on the Northwesterly line and 345.9 feet on the Southeasterly line, to a dead line in the rear, which is a broken line, measuring 268.4 feet thereon.

Being the same property conveyed to Dana Vickers and Marvin Haber Vickers, III, wife and husband, by Warranty Deed from Martha O. Coulam, Trustee of the Martha Coulam Trust established under the Craig and Martha Coulam Living Trust dated May 29, 2013, of record in Instrument No. 20220726-0085191, in the Register's Office of Davidson County, Tennessee, dated July 14, 2022, and recorded on July 26, 2022.

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 SECTION THREE, CHICKERING PARK, as recorded in Plat Book 2663, Page(s) 90-91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2811, Page 88.

No coverage is provided as to the amount of acreage or square footage of the land.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 1106 Park Ridge 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 4th day of October, 2024.

Dana Vickers

Marvin Haber Vickers, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Vickers and Marvin Haber Vickers, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____