Davidson County
Batch # 1234178 DEEDWARR
02/04/2025 04 02 23 PM 3 pgs
Fees $18 00 Taxes $1,924 00
20250204-0008567

37355-5 Box 14

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2025

Notary Public

My commission expires 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Chilton Homes, LLC	**"NEW OWNER"**	**Tract I: 133-02-0-299.00 (Lot 12) & 133-02-0-300.00 (Lot 13) Tract II: 133-02-0-301.00 (Lot 14)**
522 N Hummingbird Ln.		
Dickson, TN 37055		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Margaret Alicia Cooke Smyser, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chilton Homes, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: Map and Parcels 133-02-0-299.00 and 133-02-0-300.00

LAND in Davidson County, Tennessee, being Lots No. 12 and 13 on the Plan of Subdivision of part of Lot No. 50 and all of Lots 51 and 52 in Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County.

Said Lots No. 12 and 13 fronts 50 feet each on the southerly side of Chilton Street and run back between parallel lines 160 feet to an alley, Lot No. 12 running back with the easterly margin of Waller Avenue.

BEING all of the same property conveyed to Alicia Cooke Smyser and Emily A. Hinkebein by Quitclaim Deed dated March 5, 1999, and recorded in Book 11671, Page 815 in the Register's Office for Davidson County, Tennessee. Said Emily A. Hinkebein having died testate on November 19, 2006, leaving a Last Will and Testament which has been admitted to probate in the District/Probate Court for Jefferson County Kentucky in Case Number 06P04619. A certified copy of the said Will appears of record as Instrument Number 20250204-0008559, Register's Office for Davidson County, Tennessee. Pursuant to said Will the property was devised to the Emily A. Hinkebein Living Trust dated August 23, 1983, as amended on June 15, 1992. Further, as evidenced by Affidavits of Heirship which are recorded in the Register's Office for Davidson County, Tennessee as Instrument Numbers 20250204-0008563, 20250204-0008564, and 20250204-0008565, Margaret Alicia Cooke Smyser (who is one and the same as Alicia Cooke Smyser, as established by the Affidavit of record in the Register's Office for

Davidson County, Tennessee as Instrument Number 20250204-0008566 referenced herein) is the sole heir at law of Emily A. Hinkebein.

Further, being the same property conveyed to Margaret Alicia Cooke Smyser from Jay D. Harris and Louise H. Harris, as Co-Trustees of the Emily A. Hinkebein Living Trust dated August 23, 1983, as amended on June 15, 1992, by Quitclaim Deed dated January 27, 2025, of record as Instrument Number 20250204-0008562, Register's Office for Davidson County, Tennessee.

TRACT II: Map and Parcel 133-02-0-301.00

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Subdivision of part of Lot No. 50 and all of Lot 51 and 52, Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County.

BEING all of the same property conveyed to Alicia Cooke Smyser and Emily A. Hinkebein by Quitclaim Deed dated June 5, 2004, and recorded as Instrument Number 20050307-0024533 in the Register's Office for Davidson County, Tennessee. The said Emily A. Hinkebein died November 19, 2006, and her interest in the property was devised to the within named Grantor as provided above in the derivation clause for Parcels 299 and 300 on Tax Map 133-02.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 332, Page, 162, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (Tracts I & II)

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable. (Tracts I & II)

This is Unimproved property, known as 0 Chilton Street aka 198 Chilton Street, Nashville, TN 37211 (Lot 12 in Tract I); and

This is Improved property, known as 196A Chilton Street, Nashville, TN 37211 (Lot 13 in Tract I) and;

This is Unimproved property, known as O Chilton Street aka 194 Chilton Street, Nashville, TN 37211 (Lot 14 in Tract II).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

[Signatures appear on the following page.]

Signature Page for Warranty Deed

Witness my/our hand(s) this 30th day of January, 2025.

Margaret Alicia Cooke Smyser

Margaret Alicia Cooke Smyser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Margaret Alicia Cooke Smyser,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON