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

CRT File No. 250249970

Karen Johnson Davidson County
Batch # 1242421 DEEDWARR
03/03/2025 10 03 34 AM 2 pgs
Fees $13 00 Taxes $3,696 30

20250303-0015472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $999,000 00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025

Notary Public
My Commission Expires

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
John E. Osborne and Teresa V. Osborne 3426 Woodmont Blvd Nashville, TN 37215	New Owner	Tax Parcel ID No 104 10 0 071.00

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, **Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, Dated January 30, 2018, as tenants by the entireties** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Osborne and Teresa V. Osborne, husband and wife**, ("Grantees"), their 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 part of Lot No. 32 on the plan of BRANSFORD REALTY CO'S WEST END HEIGHTS, of record in Plat Book 332, Pages 124 and 125, Register's Office for said County.

Said part of Lot No 32 fronts 60 feet on the Southwesterly margin of Chesterfield Avenue and extends back 153 feet on the Southeasterly line and 142 3 feet on the Northwesterly line to a dead line in the rear, measuring 59.8 feet thereon. Subject property was erroneously described in the prior deed as all of Lot No 32, however, the property conveyed by deed of record in Book 4779, page 988, said Register's Office should have been omitted from said description.

Being the same property conveyed to Steven B. Hicks and Donna L. Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, Dated January 30, 2018, as tenants by the entireties, by Warranty Deed from Steven B Hicks and Donna L. Hicks, husband and wife, of record in Instrument No. 20230103-0000362, in the Register's Office of Davidson County, Tennessee, dated December 07, 2022 and recorded on January 03, 2023

Being the same property conveyed to Steven B. Hicks and wife, Donna L Hicks, by Quitclaim Deed from Steven B Hicks and Donna L Hicks, Trustees of the Steven B. Hicks and Donna L. Hicks Revocable Living Trust, dated January 30, 2018, of record in Instrument No. 20200623-0067285, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on June 23, 2020.

Being the same property conveyed to Steven B. Hicks and Donna L Hicks, Trustees of the Steven B. Hicks and Donna L Hicks Revocable Living Trust, Dated January 30, 2018, as tenants by the entireties, by Warranty Deed from Steven B. Hicks and Donna L. Hicks, husband and wife, of record in Instrument No. 20180409-0033155, in the Register's Office of Davidson County, Tennessee, dated January 30, 2018 and recorded on April 09, 2018.

Being the same property conveyed to Steven B. Hicks and wife, Donna L. Hicks, by Warranty Deed from Mary H. Folger and Martha Recher, of record in Book 7858, Page 150, in the Register's Office of Davidson County, Tennessee, dated May 31, 1989 and recorded on June 06, 1989.

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

Taxes for the year 2025 and thereafter, not yet due and payable.

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 BRANSFORD REALTY CO'S WEST END HEIGHTS, as recorded in Plat Book 332, Page(s) 124 & 125

This is improved property located at 335 Chesterfield Avenue Nashville TN 37212

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 28th day of February, 2025

Steven B Hicks and Donna L. Hicks Revocable Living Trust dated January 30, 2018

BY: _____
Steven B. Hicks, Trustee

BY _____
Donna L Hicks, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven B. Hicks and Donna L. Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Steven B. Hicks and Donna L. Hicks Revocable Living Trust dated January 30, 2018, 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 28th day of February, 2025

_____
Notary Public

My Commission Expires _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 09, 2027