THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350296**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,085,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1253017 DEEDWARR
03/27/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20250327-0023176

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Benjamin Richardson and Mary Love Richardson 1612 Russell Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 14 0 105.00

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, **Christopher Maceira and Heather Oakley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Richardson and Mary Love Richardson, 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. 51 on the Plan of THE LINDSLEY SUBDIVISION OF THE CHADWELL TRACT of record in Plat Book 2, Page 24, Chancery Court for Davidson County, Tennessee, which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Maceira and Heather Oakley, husband and wife, by Warranty Deed from Sean Polyn and wife, Joanna Polyn, of record in Instrument No. 20180529-0051117, in the Register's Office of Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE LINDSLEY SUBDIVISION OF THE CHADWELL TRACT, as recorded in Plat Book 2, Page(s) 24.

This is improved property located at 1612 Russell Street Nashville TN 37206

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 26th day of March, 2025.

Christopher Maceira

Heather Oakley

STATE OF NEW YORK)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Maceira and Heather Oakley, 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 26th day of March, 2025.

Notary Public
My Commission Expires: 10/30/25

DIANY BRYAN
Notary Public - State of New York
NO. 01BR6366413
Qualified in Bronx County
My Commission Expires Oct 30, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 26, 2025**.
Date

Affiant Signature

03/26/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **26** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026