This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $809,000 00

Affiant

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

Subscribed and sworn before me this the 25th day of April, 2025

Notary Public
My commission expires 7/17/2027

Karen Johnson
Batch # 1265271
04/28/2025 10 31 13 AM
Fees $13 00 Taxes $2,993 30

Davidson County
DEEDWARR
2 pgs

20250428-0032366

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Jordan Chassan 835 Otter Creek Road Nashville, TN 37220	NOKC bank 8320 Ward Parkway Kansas City, MO 64114	146-14-0 011 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN L. RICHARD AND LORIE M. RICHARD, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JORDAN CHASSAN AND CHERRY CHASSAN, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being part of Lot No 15 on the Map of Forest Acres Subdivision, Section III, as of record in Book 1424, Page 56, Register's Office for Davidson County, Tennessee

Said part of Lot No 15 fronts 266 5 feet on the Westerly side of Forest Acres Drive, and extends back between lines, 273 5 feet on the Southerly side and 204 9 feet on the Northerly side, to the Easterly margin of Otter Creek Road, on which it measures 239 7 feet

Being the same property conveyed to Jonathan L Richard and Lorie M Richard, Husband and Wife, by deed dated 08/01/2014, from Karen Giorgio and husband Roy Giorgio, of record in Instrument No 20140805-0070310, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 835 Otter Creek Road, Nashville, TN 37220

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, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of April, 2025

Jonathan L Richard

Lorie M Richard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan L Richard and Lorie M Richard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 25th day of April, 2025

My commission expires

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY