Karen Johnson
Batch # 1300887
07/23/2025 10 35 26 AM
Fees $18 00 Taxes $4,921 00

Davidson County
DEEDWARR
3 pgs

20250723-0058138

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38749-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,330,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 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
Stephanie Lydecker Charles Lydecker 6116 Chickering Court Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 1441000500

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, Ian F Cotton and Allison M Cotton, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Stephanie Lydecker, an unmarried woman, and Charles Lydecker, a married man, as joint tenants with right of survivorship ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6116 Chickering Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 21st day of July, 2025.

GRANTORS:

Ian F. Cotton

Allison M. Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian F. Cotton and Allison M. Cotton, husband and wife, 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 21st day of July, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Being Lot No. 57 on the Plan of Chickering Valley, as shown on plat of record in Book 2331, page 122, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said Lot No. 57 fronts 170 feet on the east side of Chickering Court and runs back 608.3 feet along the south line and 589.4 feet on the north line to a dead line in the rear on which it measures 170 feet.

Being the same property conveyed to Ian F. Cotton and Allison M. Cotton, husband and wife, by deed dated July 21, 2016 from Evans A. Hood and Melissa P. Hood, husband and wife, of record in Instrument No. 20160725-0076364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1 State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 2331, page 122, Register's Office for Davidson County, Tennessee.