Karen Johnson Davidson County
Batch# 1303920 DEEDWARR
07/31/2025 07:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,960.63
20250731-0060369

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250651225

STEPHEN SISCO
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: $529,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2025.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Saya Hickey 401 Bowling Ave, Unit 67 Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0A-040.00-CO

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, **Joshua W. Kuhn and Carol Kuhn Silver, Co-Executors of the Estate of Jeffrey W. Kuhn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saya Hickey, a single person** ("Grantee"), 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 building site No. 40 on the Plan of Section Two, Richmeade Place, of record in Plat Book 4955, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey W. Kuhn by Special Warranty Deed from William F. Cargal and wife, Deborah Cargal of record in Book 9414, page 94, Register's Office for Davidson County, Tennessee, dated July 20, 1994 and recorded on July 21, 1994.

The said Jeffrey W. Kuhn having died on or about August 1, 2024, with the Estate of Jeffrey W. Kuhn being administered under Case No. 24P1732, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. The Last Will and Testament of Jeffrey W. Kuhn appoints Joshua W. Kuhn and Carol Kuhn Silver Co-Executors of his Estate and grants the Co-Executors authority to sell and convey said property.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4955, Page 4, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4941, Page 637, as amended in Book 5019, Page 946; Book 5036, Page 338; Book 5039, Page 256; Book 5094, Page 473; Book 5238, Page 385; Book 5408, Page 210; and Book 5733, Page 628, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Richmeade Place Home Owners Association, Inc. of record in Book 4942, Page 633, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4941, Page 689, and Amendment to By-Laws of record in Book 5213, Page 945, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Richmeade Place Home Owners Association, Inc. of record in Book 5067, Page 37; Book 5096, Page 682; and Book 5175, Page 585, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140328-0025605, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 401 Bowling Ave, Unit 67 Nashville TN 37205

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, Grantors warrant this instrument is effective as of the 30th day of July, 2025.

Estate of Jeffrey W. Kuhn

BY: Joshua W. Kuhn
Joshua W. Kuhn, Co-Executor

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua W. Kuhn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Executor of the Estate of Jeffrey W. Kuhn, the maker or the 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 28 day of July, 2025.

Notary Public
My Commission Expires: 8/19/2026

MIRELA O CLUNIE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144032565
MY COMMISSION EXPIRES AUG 19, 2026

Estate of Jeffrey W. Kuhn

BY: Carol Kuhn Silver
Carol Kuhn Silver, Co-Executor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Kuhn Silver, 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 and who further acknowledged that she is the Co-Executor of the Estate of Jeffrey W. Kuhn, the maker or the 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.

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

Witness my hand, at office, this 29 day of July, 2025.

Notary Public Michael J. O'Sullivan
My Commission Expires: 02/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stiggs, 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 July, 30, 2025.

Custodian's Signature

7.30.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON