THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17169-BW

Karen Johnson Davidson County
Batch # 1316543 **DEEDWARR**
08/29/2025 10 04 27 AM 2 pgs
Fees $13 00 Taxes $10,360 00

20250829-0069346

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,800,000 00

Darrell Waltrip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 10-4-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Darrell Waltrip and Stephanie Waltrip		
2300 Chickering Lane	New Owner	144-10-0-024.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R.L. Moore, Trustee of The 2300 Chickering Lane Trust dated September 13, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell Waltrip and Stephanie Waltrip, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Chickering Valley of record in Plat Book 2331, Page (s) 121 through 123 inclusive, 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 R. L Moore, Trustee of The 2300 Chickering Lane Trust dated September 13, 2022 by Warranty Deed from Robert J Welhoelter, a single man of record in Instrument No 20220921-0104954 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 21, 2022

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **2300 Chickering Lane, Nashville, TN 37215**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this the 28th day of August, 2025.

The 2300 Chickering Lane Trust dated September 13, 2022

BY: _____ Trustee
R. L. Moore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R.L. Moore** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **The 2300 Chickering Lane Trust dated September 13, 2022,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **R.L. Moore** as such **Trustee**.

Witness my hand and official seal this the 28 day of August, 2025.

My Commission expires: _____

_____
Notary Public

