Prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1318139 DEEDWARR
09/04/2025 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20250904-0070714

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Jack Norman, Jr. 6318 Ascot Close Brentwood TN 37027	Same	144-09-0 011.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $1,700,000.00

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIANT

Sworn to and subscribed before me this 4th day of September 2025.

Mildred Selman

NOTARY PUBLIC

My commission expires: 07. 10. 2027

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Margaret Von Boyte-Zerhusen** a/k/a **Margaret Von Boyte, Trustee of the Margaret Von Boyte Trust under agreement dated November 4, 1994,** an unmarried woman (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Jack Norman, Jr.**, married, (the "Grantee"), his heirs, successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
4353 CHICKERING LANE, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE 37215.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 29 day of ~~September~~ August 2025.

GRANTOR:

Margaret Von Boyte Zerhusen

MARGARET VON BOYTE-ZERHUSEN A/K/A MARGARET VON BOYTE, Trustee of the Margaret Von Boyte Trust under agreement dated November 4, 1994

STATE OF Ohio)
COUNTY OF Hamilton)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Margaret Von Boyte-Zerhusen a/k/a Margaret Von Boyte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Cincinnati, Ohio, this 29th day of ~~September~~ August 2025.

Heather Janene Stewart

NOTARY PUBLIC

Heather Janene Stewart
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

My Commission Expires: NO expiration

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee, being Lot No. 33, as shown on the map entitled Plan of Chickering Estates Section I, of record in Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Ernest P. Boyte, by deed dated June 26, 1963 from Sarah Johnson Sharp and husband, Vernon Sharp recorded on June 28, 1963 in Book 3575, Page 233, Register's Office for Davidson County, Tennessee. Ernest P. Boyte died testate on or about November 5, 1987, devising said property to his wife, Voncile Boyte by will of record in Will Book 160, Page 797, Probate Court for Davidson County, Tennessee.

BEING the same property conveyed to Voncile Boyte, Trustee of the Voncile Boyte Revocable Living Trust, UAD November 4, 1994 by Quitclaim Deed dated December 12, 1994, from Voncile Boyte, surviving spouse of sole residuary legatee of Ernest P. Boyte, deceased (DOD 11/05/87), recorded on December 21, 1994 in Book 9552, Page 113, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Margaret Von Boyte, Trustee of the Margaret Von Boyte Trust dated November 4, 1994, by Quitclaim Deed dated January 6, 2021 from Margaret Von Boyte, Trustee of the Voncile Boyte Revocable Living Trust dated November 4, 1994, recorded on February 2, 2021 as Instrument # 20210202-0015018, Register's Office for Davidson County, Tennessee. Voncile Boyte died testate on or about May 31, 2019. Margaret Von Boyte is n/k/a Margaret Von Boyte-Zerhusen.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2025, a lien not yet due and payable, and subsequent years, which are expressly assumed by Grantee.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

3. Matters shown on the Plan of record for Chickering Valley recorded on May 2, 1956 in Plat Book 2331, Pages 121 – 123, as amended by Plan for Chickering Estates, Section I recorded October 13, 1958 in Plat Book 2663, Pages 86 – 87, Plan of Revision on the Plan of Chickering Valley, Revision of Lots 1 through 8 recorded July 24, 1959 in Plat Book 2854, Page 58, Resubdivision of Section 1, Lots 1 through 9 recorded August 15, 1960 in Plat Book 2900, Page 108, Plan of Resubdivision of Section I, Lots 21 and 24 for Chickering Estates recorded on November 3, 1977 in Plat Book 5190, Page 28, and Consolidated Plat Reserved Parcel "A" and Lot 42, Chickering Valley (Book 2331, Pages 121) recorded on April 22, 2009as Instrument # 20090422-0036468, Register's Office for Davidson County, Tennessee.

4. Covenants and Restrictions recorded in Book 2810, Page 5, as amended by Amendment to Restrictions recorded on June 17, 1960, Appointment of Committee and Second Amendment to restrictions recorded on August 21, 2008 as Instrument # 20080821-0086095, Appointment of Successor committee Member, Plan of Chickering Estates Section I, Lots 1 through 41, Plat of Record in book 2663, Pages 86-87 recorded on July 20, 2015 as Instrument # 20150720-0070581, Chickering Estates Governing Committee dated September 27, 2019 recorded on September 30, 2019 as Instrument # 2019030-0098979, Change in Committee Members Chickering Estates Committee dated April 20, 2021 recorded on April 27, 2021 as Instrument # 20210427-0055992, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10224, Page 106, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document – **Warranty Deed**, dated **September 4, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 4, 2025**.

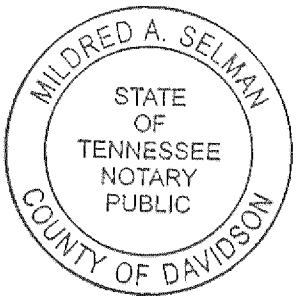
This 4th day of September 2025.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 4th day of September 2025.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

Norman VBoyteTr Gen War 250825