Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Su te 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,040,500 00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1330464
10/06/2025 10 01 55 AM
Fees $13 00 Taxes $3,849 85

Davidson County
DEEDWARR
2 pgs

20251006-0079443

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Nicholas Dirks and Elizabeth Jackson 6362B Columbia Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 091 13 3U 002 00

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, Edward R Eschleman, Successor Trustee of **6362B Columbia Avenue Land Trust, dated November 29, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Dirks and Elizabeth Jackson, husband and wife**, ("Grantees"), 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 Unit No. B on the plan of THE HOMES AT 6362 COLUMBIA AVENUE, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for THE HOMES AT 6362 COLUMBIA AVENUE, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220908-0100854, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to 6362 B Columbia Avenue Land Trust, dated November 29, 2023 by Warranty Deed from Thomas M. Griffin, an unmarried person of record in Instrument No 20231130-0092573 in the Register's Office of Davidson County, Tennessee, dated on November 20, 2023 and recorded on November 30, 2023 Julie Boos having since been replaced as Trustee by Edward R. Eschleman as Successor Trustee pursuant to that certain First Amendment to the Trust Agreement dated September 22, 2025

Being part of the same property conveyed to Thomas M. Griffin by Warranty Deed from Dorothy McFarlin Crabtree of record in Instrument No. 20220726-0084996 in the Register's Office of Davidson County, Tennessee, dated on July 22, 2022 and recorded on July 26, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROLYWOOD SUBDIVISION, SECTION II, as recorded in Plat Book 1130, Page 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220908-0100854.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20231030-0084721

This is improved property located at 6362B Columbia Avenue Nashville TN 37209

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, Grantor has executed this instrument on this 2nd day of October, 2025.

6362B Columbia Avenue Land Trust

BY: Edward R. Eschleman, Successor Trustee

Edward R. Eschleman, Successor Trustee

STATE OF ~~TENNESSEE~~ GEORGIA)
COUNTY OF ~~DAVIDSON~~ Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward R Eschleman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 6362B Columbia Avenue Trust, the maker or a 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 1st day of October, 2025

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

Notary Public