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

CRT File No. 250952276

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is, $350,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2025.

Notary Public
My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1335934
10/20/2025 10 32 37 AM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20251020-0083277

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Treadway and Mary Beth Treadway 231 Peachtree Street Nashville TN 37210	New Owner	Tax Parcel ID No. 119 05 0 055.00

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, **Christopher Hulsey, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Treadway and Mary Beth Treadway, 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 Lot No. 1 on the Plan of W. F. DAVIS' SUBDIVISION OF BLOCK NO. 22, CUMBERLAND NURSERIES PLAN of record in Plat Book 332, Page 25, 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 Christopher Hulsey, by Warranty Deed from Deb Voorhies, married, of record in Instrument No. 20170124-0007738, in the Register's Office of Davidson County, Tennessee, dated December 28, 2016, and recorded on January 24, 2017.

Said property was never the primary marital residence of Grantor.

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 W. F. DAVIS' SUBDIVISION OF BLOCK NO. 22 CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page(s) 25.

PREPARED BY: RETURNED TO:
BANKE[illegible] TITLE & ESCROW CORP
5107 M[illegible] LAND WAY, SUITE 115
BRENTWOOD, TN 37027

This is improved property located at 231 Peachtree Street Nashville TN 37210

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 17th day of October, 2025.

Christopher Hulsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Hulsey, 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.

Witness my hand, at office, this 17th day of October, 2025.

Notary Public
My Commission Expires: _____

