BOX 14
2025-415-SH

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1342432 DEEDWARR
11/06/2025 10:07:15 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20251106-0088458

Ivey Title, LLC Ref: (DL) Title No.: 64241
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
SABD Trust U/A/D September 18, 2006 as amended 109 Wellington Park Court Nashville, TN 37215	

TAX MAP PARCEL NUMBERS: 130080E01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara F. Richards and Stanley M. Chervin, wife and husband**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Suzanne Bercut Day, Trustee of the SABD Trust U/A/D September 18, 2006 as amended,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Revised Wellington Park, of record in Book 6200, page 409, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Barbara F. Richards and Stanley M. Chervin, wife and husband, by Warranty Deed from John P. Brown and Anne K. Brown, husband and wife, dated April 3, 2023 and recorded on April 6, 2023, of record in Inst. No. 20230406-0025334, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 409, said Register's Office, which Plan shows building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6691, page 695, amended and updated in Inst. No. 20140320-0022868, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars, Charter of Wellington Park Homeowners Association, Inc. of record in Inst. NO. 20120621-0054488, said Register's Office; Deeds of conveyance to the Metropolitan Department of Water and Sewerage Services of record in Book 7358, page 618, and Book 7358, page 627, said Register's Office.

This is improved property, known as 109 Wellington Park Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of November, 2025.

Barbara F. Richards

Stanley M. Chervin

State of Tennessee

County of Davidson

On this 4th day of November, 2025, before me the undersigned authority, personally appeared Barbara F. Richards and Stanley M. Chervin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Affiant

Sworn and subscribed before me this 5th day of November, 2025.

My Commission Expires: 5/9/2026

Notary

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON