PREPARED BY (AND RETURN TO).
Ivey Title, LLC

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

Karen Johnson Davidson County
Batch # 1348946 DEEDWARR
11/20/2025 02 00 16 PM 4 pgs
Fees $23 00 Taxes $858 40
20251120-0092870

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref (LM) Title No.: 64252

Dav. Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alison Chambers 210 Old Hickory Boulevard, #1 Nashville, TN 37221	CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583

TAX MAP PARCEL NUMBERS: 142040A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Hickerson and Rita Diane Crow, as devisees under the Last Will and Testament of Grace G. Denton, Donna Hickerson as Administrator of the Estate of Grace G. Denton, Donna Hickerson and Rita Diane Crow as heirs-at-law of Bert L. Denton, and Donna Hickerson as Administrator of the Estate of Bert L. Denton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alison Chambers, a single woman,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Grace G Denton, unmarried, by Warranty Deed from Thomas C Scott, Trustee dated December 3, 1980 and recorded on December 8, 1980 of record in Book 5687, page 311, Register's Office for Davidson County, Tennessee. The said Grace G. Denton has since died. By Will of record in Docket No 24P222 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Donna Hickerson, Rita Diane Crow, and Bert L. Denton. The said Donna Hickerson was issued Letters of Administration for the Estate of Grace G Denton under Docket No 24P222 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division The said Bert L Denton has since died on December 26, 2024 Donna Hickerson was issued Letters of Administration for the Estate of Bert L. Denton under Docket No 25P52 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Donna Hickerson and Rita Diane Crow were established as the heirs at law of Bert L. Denton by Affidavit of Heirship of record in Inst. No. 20251120-0092868 and 20251120-0092869, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents

This conveyance is subject to: Taxes for 2026 and subsequent years, The Plan, with Owner's Certificate, of record in Book 5200, page 167, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master

Deed of record in Book 5438, page 699, amended in Book 6082, page 866, Inst No. 20020321-0034877, Inst. No 20120125-0006973, Inst. No 20150618-0058446, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Charter of Belle Forest Homeowners Association of record in Book 5460, page 987, said Register's Office Driveway and Utility Easement Agreement of record in Inst. NO 20130708-0070348, conveyed on Inst No 20141205-0111798, said Register's Office

This instrument is executed on behalf of Rita Diane Crow by Donna Denton Hickerson pursuant to a Durable Power of Attorney executed by her/him/them on the 17th day of November, 2025, of record in Instrument No. 20251120-0092867, Register's Office for Davidson, County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 210 Old Hickory Boulevard, Unit No. 1, Nashville, TN 37221

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 17th day of November, 2025

The Estate of Grace G. Denton

By: Donna Hicker, devisee and Administrata
Donna Hickerson, devisee and Administrator

Rita Diane Crow, devisee, by Donna Denton Hicker, Attorney in Fact
Rita Diane Crow, devisee
By: Donna Denton Hickerson, Attorney in Fact

Donna Hick, heir at law of Bert L. Denton, devisee
Donna Hickerson, heir at law of
Bert L. Denton, devisee

Rita Diane Crow, heir at law of Bert L. Denton, devisee by Donna Denton Hicker, Attorney in Fact
Rita Diane Crow, heir at law of
Bert L. Denton, devisee
By: Donna Denton Hickerson, Attorney in Fact

The Estate of Bert L. Denton

By: Donna Hicker, Administrata
Donna Hickerson, Administrator

State of Tennessee
County of Davidson

On this 17th day of November, 2025, before me the undersigned authority, personally appeared Donna Hickerson as devisee under the Last Will and Testament and as Administrator of the Estate of Grace G Denton, 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

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

My Commission Expires: _____

Notary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Donna Denton Hickerson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument as Attorney-in-Fact, on behalf of Rita Diane Crow, devisee under the Last Will and Testament of Grace G. Denton and as heir-at-law of Bert L. Denton, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2025.

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

My Commission Expires: _____

Notary

State of Tennessee
County of Davidson

On this 17th day of November, 2025, before me the undersigned authority, personally appeared Donna Hickerson as heir-at-law of Bert L. Denton and as Administrator of the Estate of Bert L Denton, 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

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

My Commission Expires: _____

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. $232,000 00.

Affiant

Sworn and subscribed before me this 17 day of November, 2025.

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary

My Commission Expires: 5/8/28

EXHIBIT "A"
To
Warranty Deed

FROM: Estate of Grace G. Denton

TO: Alison Chambers

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant Saith not

Donna Denton Hickerson, Affiant

Sworn to and subscribed before me this 17th day of November, 2025

Notary Public

My Commission Expires _____

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