Karen Johnson Davidson County
Batch# 1353919 DEEDWARR
12/04/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20251204-0096577

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052660**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2025. Notary Public My Commission Expires: 8-12-2028

YVETTE LYN MELORUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Bocephus Regan Trust, dated November 19, 2025 6100 Chickering Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 10 0 041.00

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, **Julie M. Boos, Trustee of the 6100 Chickering Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bocephus Regan Trust, dated November 19, 2025** ("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. 65 on the Plan of CHICKERING VALLEY of record in Plat Book 2331, Page (s) 121, 122 and 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 65 fronts 73.6 feet on the curving Northeasterly side of Chickering Court at its Northerly terminus and runs back 517 feet on its Westerly line and 644.3 feet on its Southerly line, to a broken line of two segments at the rear, measuring 809.9 feet thereon.

Being the same property conveyed to 6100 Chickering Trust, by Warranty Deed from Bradley Belanger and Monica Belanger, husband and wife, of record in Instrument No. 20210503-0058937, in the Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 3, 2021.

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 CHICKERING VALLEY, as recorded in Plat Book 2331, Page(s) 121.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 6100 Chickering Court Nashville TN 37215

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 26th day of November, 2025.

6100 Chickering Trust
By: Julie M Boos, Trustee
Julie M. Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie M. Boos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the 6100 Chickering 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 26th day of November, 2025.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 26, 2025.

Signature
November 26, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 26, 2025

Notary's Signature

My Commission Expires: 4-03-29

