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 # 1353928 DEEDWARR
12/04/2025 02:21:20 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20251204-0096589

Ivey Title, LLC Ref: (DL) Title No.: 64269
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
604 Rochelle, LLC a Wyoming limited liability company 205 Mayfair Rd. Nashville, TN 37205	604 Rochelle, LLC a Wyoming limited liability company 205 Mayfair Rd. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 14615010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Spencer Hunt and Michelin Tischer Hunt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **604 Rochelle, LLC a Wyoming limited liability company,** 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. 27 on the Plan of Haileywood Estates, Section II, of record in Book 2331, page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelin Tischer, a single woman, and Spencer Hunt, a single man, as joint tenants with right of survivorship, by Warranty Deed from Joshua Gilmore and Abigail Flittner, as Trustees of the Flittner-Gilmore Revocable Living Trust dated November 12, 2015, dated January 17, 2017 and recorded January 19, 2017, of record in Inst. No. 20170119-0006168, Register's Office for Davidson County for Davidson County, Tennessee. The said Michelin Tischer is now known as Michelin Tischer Hunt.

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 2331, page 81, said Register's Office, which Plan shows a 70 foot minimum building setback line from Rochelle Drive, and a 10 foot easement for public utility purposes along the northerly rear and easterly side lines of said lot.

This is improved property, known as 604 Rochelle Drive, Nashville, TN 37220

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 3rd day of December, 2025.

Spencer Hunt

Michelin Tischer Hunt

State of Tennessee

County of Davidson

On this 3rd day of December, 2025. before me the undersigned authority, personally appeared Spencer Hunt and Michelin Tischer Hunt, 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.

Notary

My Commission Expires:

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

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: $685,000.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2025.

Notary

My Commission Expires:

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