Karen Johnson Davidson County
Batch# 1354538 DEEDWARR
12/05/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20251205-0096798

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

CRT File No. 251152698

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery (as)

The actual consideration or value, whichever is greater, for this transfer is: $624,900.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2025.

Notary Public
My Commission Expires: 9/18/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jon Robert Peacock 511-B Chesterfield Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 10 0R 004.00

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, **Bert C. Hensley, Trustee of the Bert C. Hensley Trust, as amended and restated under agreement dated April 19, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon Robert Peacock, a single man** ("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 Unit No. 4, THE CHESTERFIELD, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bert C. Hensley as Trustee of the Bert C. Hensley Family Trust dated February 5, 2009, as amended/restated dated March 23, 2011, by Warranty Deed from John Van Ness and Kristin Van Ness, husband and wife, of record in Instrument No. 20210126-0011218, in the Register's office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 26, 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as amended in Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668; Book 731, Page 425 and Book 741, Page 516.

Easement recorded in Book 1129, Page 133 and Book 5028, Page 724.

Easement for Sanitary Sewers and Appurtenances, recorded in Instrument Nos. 20070302-0025616 and 20120827-0076955.

Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475.

Easement for Water Line and Appurtenances, recorded in Instrument No. 20120827-0077080.
Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

Charter for The Chesterfield Homeowners' Association, Inc., recorded as Instrument No. 20120731-0067300.

This is improved property located at 511-B Chesterfield Avenue Nashville TN 37212

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 2nd day of December, 2025.

Bert C. Hensley Family Trust

Bert C. Hensley

By: Bert C. Hensley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bert C. Hensley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Bert C. Hensley Trust, dated April 19, 2021 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 2nd day of December, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 12/2/2025.

Affiant Signature – Joshua A. Terry

12/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27