THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153246**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me, this 4th day of February, 2026. Notary Public My Commission Expires: 07/20/28

Karen Johnson Davidson County
Batch # 1376927 DEEDWARR
02/06/2026 10:13:34 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50

20260206-0008674

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Hicks 4357 Chickering Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 144 09 0 010.00

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, **Michael Shannon and Joellyn Shannon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Hicks,** Married 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 Lot No. 34 on the Plan of CHICKERING ESTATES, SECTION I, as of record in Book 2663, Pages 86 and 87, Register's Office for said County.

Said Lot No. 34 fronts 238.0 feet on the Westerly side of Chickering Lane and extends back 402.9 feet on the Northerly line and 480.4 feet on the Southerly line to a dead line in the rear, measuring 305.0 feet thereon.

Being the same property conveyed to Michael Shannon and Joellyn Shannon, husband and wife, by Warranty Deed from Rhonda Z. Small, unmarried, of record in Instrument No. 20201112-0133007, in the Register's Office of Davidson County, Tennessee, dated November 9, 2020 and recorded on November 12, 2020. Also see Affidavit in Furtherance of Title recorded in Instrument No. 20241125-0091934, Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING ESTATES, SECTION I, as recorded in Plat Book 2663, Page(s) 86 and 87.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2810, Page 5, as amended in Book 3096, Page 210 and Instrument No. 20080821-0086095; Appointment of Successor Committee Member recorded in Instrument No. 20150720-0070581; Chickering Estates Governing Committee recorded in Instrument No. 20190930-0098979 and Change in Committee Members in Instrument No. 20210427-0055992.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10224, Page 103.

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

Affidavit in Furtherance of Title RE: Protection Against Potential Fraud of record at Instrument No. 20241125-0091934.

This is unimproved property located at 4357 Chickering Lane 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 4th day of February, 2026.

Joellyn Shannon by Michael Shannon Attorney in Fact

Michael Shannon

Joellyn Shannon by Michael Shannon, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

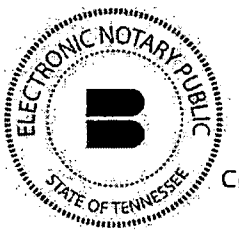
Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joellyn Shannon and that he is authorized by Joellyn Shannon to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of February, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Shira Kingrey, 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 February 4, 2026.

Date

Affiant Signature

02/04/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of February, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028