RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-39795-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1426550 DEEDWARR
05/29/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20260529-0048615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00.

Tracy Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026.

Elizabeth Yerger
NOTARY PUBLIC

My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Blair, IV and Lauren Blair 4353 Chickering Lane Nashville, TN 37215		144-09-0-011

FOR AND IN CONSIDERATION of the sum of TWO MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($2,650,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACK NORMAN, JR., MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FRANK BLAIR, IV AND LAUREN BLAIR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 33, as shown on the map entitled Plan of Chickering Estates Section l, of record in Plat Book 2663, pages 86 and 87, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Margaret Von Boyte, Trustee of the Margaret Von Boyte Trust dated November 4, 1994, by Quitclaim Deed dated January 6, 2021 from Margaret Von Boyte, Trustee of the Voncile Boyte Revocable Living Trust dated November 4, 1994, recorded on February 2, 2021 as Instrument # 20210202-0015018, Register's Office for Davidson County, Tennessee. Voncile Boyte died testate on or about May 31, 2019. Margaret Von Boyte is n/k/a Margaret Von Boyte-Zerhusen.

BEING the same property conveyed to Jack Norman, Jr, married, by Warranty deed dated August 29, 2025 from Margaret Von Boyte-Zerhusen a/k/a Margaret Von Boyte, Trustee of the Margaret Von Boyte Trust dated November 4, 1994 recorded on September 4, 2025 in Instrument No. 20250904-0070714, Register's Office for Davidson County, Tennessee.

Whitnie Norman joins in this conveyance to convey any interest she may have in the subject property as the spouse of Jack Norman, Jr. Whitnie Norman being one and the same as Dorothy Whitnie Norman.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4353 Chickering Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of May, 2026

GRANTOR(S)

Jack Norman, Jr.

Whitnie Norman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Jack Norman, Jr., and Whitnie Norman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of May, 2026.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 May 28, 2024.

Affiant Signature

May 28, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of May, 2024.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028