WARRANTY DEED

Karen Johnson
Batch # 1426763
05/29/2026 03:51:25 PM
Fees: $13.00 Taxes: $42,735.00

Davidson County
DEEDWARR
2 pgs

20260529-0048890

JG-CI-26-424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-27 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
KRA 2026 Revocable Trust, dated May 4, 2026	**Same as New Owner**	
(NAME)	(NAME)	
424 Westview Ave		**116-15-0-025.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRA 2026 REVOCABLE TRUST, DATED MAY 4, 2026,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 and 30 feet, more or less, of Fourth Street adjoining said lot, as shown on the Plan of Part of Royal Oaks Land Co's Subdivision of the Baker Tract record in Plat Book 421, Pages 102 and 103, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said street, now closed, adjoin and front together 230 feet, more or less, on the Easterly side of Westview Drive and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Chesnut Infill, GP by Warranty Deed from Lawrence E. Lusky and Edward M. Lusky, Co-Trustees and Beneficiaries of The Lusky Family Trust U/W/O Mae E. Lusky of record in Instrument No. 20230203-0008128, Register's Office for Davidson County, Tennessee, dated January 31, 2023 and recorded on February 03, 2023.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.
- Closure of Fourth Street of record in Book 1710, Page 501, Register's Office for Davidson County, Tennessee

This is **improved** property known as: **424 Westview Ave, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF MAY, 2026.

Chesnut Infill GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212