Karen Johnson Davidson County
Batch# 1432775 DEEDWARR
06/11/2026 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $7,696.00
20260611-0053120

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,080,000.00. Affiant Subscribed and sworn to me on June 11, 2026. Notary Public My Commission Expires: 6-26-27

KIM D WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37493

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Chase Chesser Mary Louise Chesser 201 W Meade Drive Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	- 129-04-0-101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Meryl Kirshner Kraft, Trustee of the Andrea Renee Kirshner Non-Exempt Trust Created Under The Kirshner Family Irrevocable Dynasty Trust Agreement dated December 24, 2014, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Chase Chesser and Mary Louise Chesser, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of BUGEL'S 3 LOT SUBDIVISION, A RESUBDIVISION OF BRANSFORD REALTY COMPANY'S PART OF LOT 10, WEST MEADE SUBDIVISION, of record in Plat at Instrument No. 20140602-0047408, as amended in Instrument No. 20170425-0040562, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to MERYL KIRSHNER KRAFT, AS TRUSTEE OF THE ANDREA RENEE KIRSHNER NON-EXEMPT TRUST CREATED UNDER THE KIRSHNER FAMILY IRREVOCABLE DYNASTY TRUST AGREEMENT DATED DECEMBER 24, 2014 , by deed from KEVIN MCGINN, MARRIED, of record in Instrument No. 20170310-0023883, dated March 10, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Instrument No. 20140602-0047408, said Register's Office.

3. Restrictive Covenants contained in instrument of record as Instrument No. 20120914-0083688, said Register's Office.

4. Plat amendment in instrument of record as Instrument No. 20170425-0040562.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF A PART OF LOT N' 10 WEST MEADE SUBDIVISION, as recorded in Plat Book 547, Page 142.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 201 W Meade Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on June 9, 2026.

Meryl Kirshner Kraft, Trustee of the
Andrea Renee Kirshner Non-Exempt
Trust Created Under The Kirshner Family
Irrevocable Dynasty Trust Agreement dated December 24, 2014:

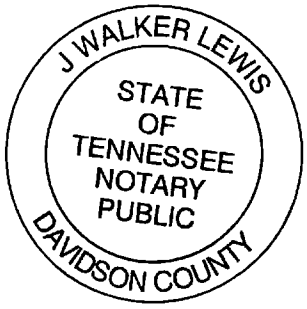
By: Meryl Kirshner Kraft, Trustee
Meryl Kirshner Kraft, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Meryl Kirshner Kraft**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the **Trustee of the Andrea Renee Kirshner Non-Exempt Trust Created Under The Kirshner Family Irrevocable Dynasty Trust Agreement dated December 24, 2014** the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, on June 9, 2026.

NOTARY PUBLIC
My Commission Expires: 11-5-29



37493

Certificate of Authenticity

I, Kim Wyatt, 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 June 11, 2026.

Kim Wyatt
Affiant Signature

6-11-26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2026.

Notary's Signature

My Commission Expires: 07/07/2027

Notary's Seal

KATHRYN KOTOUCEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-201

202606110053120