Karen Johnson Davidson County
Batch # 1432799 DEEDWARR
06/11/2026 02:23:04 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20260611-0053146

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64467
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lyman T. Davis Jr. 1508 Carlybrooke Lane Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 14414001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert P. Elliott and Ann Marie Elliott, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lyman T. Davis Jr., a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122, and 123, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Elliott and wife Anne Marie Elliott by Warranty Deed from Richard J. Payne and wife Barbara Keith Payne, dated February 22, 2011 and recorded on February 22, 2011, of record in Inst. No. 20110222-0014452, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 121-123, said Register's Office, which Plan shows minimum building set back lines and easements, to which Plan reference is hereby made for a more complete description.

This is improved property, known as 6141 Chickering Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2026.

Robert P. Elliott

Ann Marie Elliott

State of Tennessee

County of Davidson

On this 9th day of June, 2026, before me the undersigned authority, personally appeared Robert P. Elliott and Ann Marie Elliott, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Sworn and subscribed before me this 10 day of June, 2026.

Notary

My Commission Expires: ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026