Karen Johnson
Batch # 1435577
06/17/2026 03:16:27 PM
Fees: $18.00 Taxes: $2,590.00
Davidson County
DEEDWARR
3 pgs
20260617-0055112

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BJR-26-423

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2600

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2026

Notary Public

Commission Expires: 03/09/2027

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nikki Renee Oliff, Trustee of Very Grateful Living Trust 423 Lynn Court Nashville, TN 37211	SAME AS NEW OWNER	132-16-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Victor Nachmann and Cassandra Nachmann F/K/A Cassandra Chidester , husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nikki Renee Oliff, Trustee of Very Grateful Living Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, and being Lot 817 Caldweil Hall Subdivision, Section XIII, as shown on plat of record in Plat Book 3300, Page 66, Register's office of Davidson County, Tennessee.

Being the same property conveyed to Cassandra Chidester, an unmarried woman, and Victor Nachmann, an un married person, as tenants in common, with right of survivorship by Warranty Deed from Nawas Hussein, married of record in Instrument No. 20220927-0106920 Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on September 27, 2022.

Cassandra Chidester, formerly vested as an unmarried woman, and Victor Nachmann, formerly vested as an unmarried person, now husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 423 Lynn Court, Nashville, TN 37211

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 we so covenant with the said GRANTEES 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 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.

Dated this the 15th day of June, 2026.

Victor Nachmann

Cassandra Nachmann

STATE OF New York
COUNTY OF Clinton

On this 15th day of June, 2026, before me personally appeared Victor Nachmann and Cassandra Nachmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, and office, this 15th day of June, 2026.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin 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 15, 2026 (date of document).

Dawn Martin
Affiant Signature

Date 6/15/26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2026.

Brian D. Mitchell
Notary Signature

MY COMMISSION EXPIRES: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027