Prepared by:
Record & Return To:
Chapman & Cranthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1443587
07/09/2026 10:02:53 AM
Fees: $13.00 Taxes: $7,030.00

Davidson County
DEEDWARR
2 pgs

20260709-0061993

WARRANTY DEED

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. EM-26-2834

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parker S. Magee	New Owner	
(NAME)	(NAME)	092-13-0-271.00
335 Chamberlin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hilary S. Diskin, Trustee of Hilary S. Diskin Revocable Trust dated March 6, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parker S. Magee,** unmarried, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 7, of Block 27, as shown on the map entitled E.J. Plummer's Addition, of record in Book 161, page 39, Register's Officer for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 7, of Block 27, fronts 50 feet on the Westerly side of Chamberlin Street (erroneously identified as Avenue in prior deeds), formerly Center Street, and extends back between parallel lines 154 feet, more or less, to an alley

Included but expressly excluded from the above description are those lands more particularly described in Agreement For Dedication of Public Right of Way of record in Instrument Number 20220823-0095301, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hilary Diskin, unmarried by Warranty Deed from Bagwell Construction Co.,LLC of record in Instrument No. 20230906-0069830 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 06, 2023.

Being the same property conveyed to Hilary S. Diskin, Trustee of The Hilary S. Diskin Revocable Trust U/A Dated March 6, 2024 by Quitclaim Deed from Hilary S. Diskin, unmarried of record in Instrument No. 20240306-0015743 Register's Office for Davidson County, Tennessee, dated March 06, 2024 and recorded on March 06, 2024.

This is property more commonly known as 335 Chamberlin Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 26th day of June 2026.

Hilary S. Diskin Revocable Trust dated
March 6, 2024

By: Hilary S. Diskin
Hilary S. Diskin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared Hilary S. Diskin, Trustee of Hilary S. Diskin Revocable Trust dated March 6, 2024, 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, at office, this 26th day of June 2026.

Notary Signature
My commission expires: May 8, 2028

