This instrument prepared by:
Starr L. Hicks
217 Chesterton Ct.
Madison, TN 37115

Owner/Responsible Taxpayer
Starr L. Hicks and James D. Hicks
217 Chesterton Ct.
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 162664 DEEDWARR
11/20/2018 12:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181120-0114228

Map/Parcel No.: 053-13-0-054.00
MIS#1663049

WARRANTY DEED

Sent JD

THIS INDENTURE, made and entered into this 8th day of ~~October~~ November, 2018, by and between Starr L. Hicks, a married woman, joined by her husband, James D. Hicks, whose address is 217 Chesterton Ct., Madison, TN 37115 party of the first part, and Starr L. Hicks and James D. Hicks, wife and husband, as tenants by the entirety, whose address is 217 Chesterton Ct., Madison, TN 37115 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Starr L. Hicks, a married woman by Deed from Peter L. Christensen and Rynda I. Christensen, husband and wife of record as Instrument Number 20081126-0115931 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 217 Chesterton Ct., Madison, TN 37115

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Starr L. Hicks

Starr L. Hicks

James D. Hicks

James D. Hicks

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Norman Kantrowitz, a Notary Public in and for said County and State, Starr L. Hicks and James D. Hicks the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of ~~October~~ November (w), 2018.

Norman Kantrowitz

NOTARY PUBLIC

NOTARY STAMP/SEAL

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Notary Commission Expires: 4.21.20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i), No transfer tax due for the conveyance from one spouse to the other.

Starr L. Hicks

Starr L. Hicks

James D. Hicks

James D. Hicks

Witness my hand, at office, this 8th day of ~~October,~~ November 2018.

Norman Kantrowitz

NOTARY PUBLIC

NOTARY STAMP/SEAL:

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Notary Commission Expires: 4.21.20

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001663049

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20081126-0115931 AND IS DESCRIBED AS FOLLOWS:

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. 130 ON THE PLAN OF KIMBOLTON, PHASE I, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 276-278, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO STAR L. HICKS, A MARRIED WOMAN, FROM PETER L. CHRISTENSEN AND RYNDA I. CHRISTENSEN, HUSBAND AND WIFE, RECORDED ON NOVEMBER 26, 2008 IN INSTRUMENT NUMBER 20081126-0115931, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 053-13-0-054.00

COMMONLY KNOWN AS 217 CHESTERTON CT, MADISON, TN 37115
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

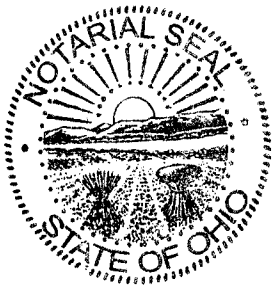
I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022