RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190300069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217887 DEEDWARR
04/15/2019 11:48:02 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20190415-0034192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
11th day of April, 2019

Notary Public

MY COMMISSION EXPIRES

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES DECEMBER 15, 2021

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Hicks and Jennifer Hicks **1209 Kenwood Drive** **Nashville, TN 37216**	**SAME**	**061-08-0-177.00**

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, WE,

Elizabeth B. Carrier and Regina T. Davis, Married to each other

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Hicks and Jennifer Hicks, husband and wife

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:

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot Nos. 24 and 25 of Block "E" on the Map of Jackson Park, Section No. 2, as of record in Book 843, Page 21 Register's Office for Davidson County, Tennessee.

SAID lots adjoin and front together 120 feet on the northerly side of Kenwood Drive as measured around a slight curve and run back between lines 180 feet 6 inches on the easterly line of Lot 24 and 157 feet 3 inches on the westerly line of Lot 25 to a dead line in the rear, measuring 140 feet thereon.

BEING the same property conveyed to Elizabeth B. Carrier, an unmarried woman, and Regina T. Davis, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from Robert N. Moore, Jr., unmarried, dated 10/18/12 and recorded 10/30/12 in Instrument Number 20121030-0099685, Register's Office for Davidson County, Tennessee.
The execution of this instrument is effected by the signature of Regina T. Davis as Attorney in Fact for Elizabeth B. Carrier, which Power of Attorney is recorded in Instrument Number 20190415-0034191 **, said Register's Office.**

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1209 Kenwood Drive, Nashville, TN 37216**
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 our hands this 11th day of April, 2019.

Elizabeth B. Carrier by Regina T. Davis, Attorney in Fact

Elizabeth B. Carrier by Regina T. Davis, Attorney in Fact

Regina T. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of April, 2019, before me personally appeared Regina T. Davis to me known to be the person who executed the foregoing instrument in behalf of Elizabeth B. Carrier as her Attorney in Fact, and acknowledged the she executed the same as the free act and deed of the said Elizabeth B. Carrier.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of April, 2019.

My commission expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina T. Davis the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2019.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022