Karen Johnson Davidson County
Batch# 375051 DEEDWARR
03/19/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200319-0030521

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0196

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2020

Notary Public

Commission Expires: 9.22.2020

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaime Alejandro Castro Granados 1971 Gatlin Drive Nashville, TN 37210	NEW OWNER	120-06-0-023

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,

James S. Hicks, Jr. and Michelle Sharpe aka Mary Michelle Sharpe

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

Jaime Alejandro Castro Granados, married

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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 150 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for said County.

Said part of said Lot No. 150 fronts 60 feet on the southerly side of Saturn Drive, and runs back between lines 213.6 feet, more or less, on the easterly side and 204.4 feet, more or less, on the westerly side to the northerly margin of the proposed right-of-way of Briley Parkway measuring 90 feet, more or less, thereon.

Being the same property conveyed to James S. Hicks and wife, June K. Hicks by Warranty Deed from Taft W. Manning and wife, Alma S. Manning of record in Book 3537, Page 83, Register's Office for Davidson County, Tennessee, dated May 01, 1963 and recorded on May 07, 1963. (Value or consideration shown in aforementioned deed $0.00.) The said James S. Hicks died on 12/16/04 leaving June K. Hicks vested as the surviving tenant by the entirety. The said June K. Hicks died on 12/6/19. James S. Hicks, Jr. and Mary Michelle Sharpe are named as heirs by Last Will and Testament of June K. Hicks, and Petition to Probate for Muniment of Title Only, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 20P150.

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: 1319 Saturn Drive, Nashville, TN 37217

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 uses, 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 18th day of March, 2020.

The Estate of June K. Hicks

James S. Hicks, Jr., Heir

Mary Michelle Sharpe, Heir by James S. Hicks, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James S. Hicks, Jr. and Mary Michelle Sharpe** 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 and official seal at Hendersonville, Tennessee this 18th day of March, 2020.

Notary Public
My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James S. Hicks, Jr.** 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, and who further acknowledged that he is the attorney in fact for **Mary Michelle Sharpe** and that he is authorized by **Mary Michelle Sharpe** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of March, 2020.

Notary Public
My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022