NEW OWNER:

JARED TICHACEK
601 SWEETWATER CIRCLE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
7 MORTGAGE
2077 TOWN CENTER BLVD
KNOXVILLE, TN 37922

Map & Parcel 064150A03000

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0654

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 409527 DEEDWARR
06/02/2020 04:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,043.40
20200602-0056687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Two Thousand and 00/100 Dollars ($282,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDGAR RICKETT, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JARED TICHACEK and STEFANIE TICHACEK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 69 on the Plan of Revision One, Section One, Plantation Walk, as shown on the plat of the same of record in Plat Book 7900, Page 697, as corrected by Surveyor's Certificate of Correction, of record in Book 9432, Page 449, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EDGAR RICKETT, unmarried by Warranty Deed from Chadwick J. Miller and wife, Jennifer D. Miller, dated October 20, 2010, and of record in Instrument No. 20101021-0084272, Register's Office for DAVIDSON County, Tennessee. Edgar Rickett is now married to Mary Beth Wilson.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **601 SWEETWATER CIRCLE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 697, as corrected by Surveyor's Certificate of Correction at Book 9432, Page 449, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, MARY BETH WILSON, spouse of the said Edgar Rickett, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 21st day of May, 2020.

EDGAR RICKETT

MARY BETH WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDGAR RICKETT and MARY BETH WILSON**, 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 office this 21st day of May, 2020.

NOTARY PUBLIC

My commission expires: ____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

202006020056687

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The actual consideration or value, whichever is greater, for this transfer is **$282,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of May, 2020.

NOTARY PUBLIC

My commission expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

