Karen Johnson Davidson County
Batch# 409584 DEEDWARR
06/03/2020 08:33:00 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20200603-0056765

J-RPS-20-K157

ANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brett Higgins	**New Owner**	
(NAME)	(NAME)	
1002 Ragan Court		**119-14-0A-157.00-CO**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF WILLIAM LEE TICKLE, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT HIGGINS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 157, Building K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Tickle, unmarried man by Warranty deed from John W. Ashworth, Jr individually and Rita Burgess and Naomi Ragsdale and John Burgess, Sole Heirs of The Estate of R. Van Burgess of record in Instrument No. 20151026-0108772 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 26, 2015.
The said William Lee Tickle, III having since died intestate on November 13, 2019. Probate having been opened as noted in Docket No. 20P-386, Circuit Court for Davidson County, Tennessee, Probate Division. Order to Sell Real Property having been approved on May 11, 2020, authorizing William R. Tickle, Personal Representative to execute the necessary documents.

**William Tickle is one in the same as William Lee Tickle, III.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 233, Register's Office for Davidson County, Tennessee.
- Charter for Kingswood Homeowners Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 909, Page 48; Book 919, Page 398; Book 928, Page 752; Book 1001, Page 539; Book 946, Page 252; Book 919, Page 628; Book 946, Page 252; Book 1579, Page 387; Book 1581, Page 55, Book 5552, Page 774, Book 6058, Page 359, Book 5552, Page 732 and Book 1579, Page 387, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, in the

Register's Office for Davidson County, Tennessee.
- Easement favor of BellSouth Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- The Plan of record in Book 5200, Page 233 said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, Page 424, said Register's office, shows as Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Drive APT K157, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th DAY OF MAY, 2020.

Estate of William Lee Tickle, III

BY: _____
William R. Tickle
Personal Representative

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. TICKLE, PERSONAL REPRESENTATIVE of the ESTATE OF WILLIAM LEE TICKLE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of May, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CAROLINE A SCHAFER
Notary ID #131646566
My Commission Expires
July 16, 2022