# WARRANTY DEED

Karen Johnson Davidson County
Batch# 423352 **DEEDWARR**
06/23/2020 08:17:00 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20200623-0067172

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alexander G. Bick and Sarah K. Bick | new owners | |
| (NAME) | (NAME) | |
| 3819 Abbott Martin Road | | 116-12-0-121.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **NIKOLAUS J. WOEHRLE, UNMARRIED, AND REBECCA L. HANSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER G. BICK AND SARAH K. BICK, 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:

**Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of Henry W. Compton Estates, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, being all of Lot No. 2 on the unrecorded plan of Fred Webber's Subdivision, described according to a survey made by S.R. Sanford, Jr., Surveyor, May 8, 1944, as follows:**

**Beginning on the southerly margin of Abbott-Martin Road at the northwest corner of the property conveyed to William G. Landrum and wife, by deed from Charles H. King and wife, as of record in Book 1683, Page 141, Register's Office for said county, being the corner of Lots Nos. 2 and 3; thence with the southerly margin of said Road, westwardly 125 feet to a corner of Lots 1 and 2 on said plan; thence with the line between said two lots, southwardly 294 feet 2 inches to a corner of Lots 1, 2 and 4; thence with the line between Lots No. 2 and 4, eastwardly 125 feet to a corner of Lot No. 2 and 3; thence with the line between said two lots, northwardly 293 feet 7 inches to the point of beginning.**

**Being the same property conveyed to Nikolaus J. Woehrle , unmarried, and Rebecca L. Hanson, unmarried, as Joint Tenants with Rights of Survivorship by Warranty Deed from Hector E. Ramriz and spouse, Lynn Pearson, of record in Instrument No. 20121228-0119850, Register's Office for Davidson County, Tennessee, dated December 28, 2012, as corrected by Scrivener's Affidavit of record in Instrument No. 20130208-0013395, said Register's Office.**

**NOTE: See Book 1139, page 105, RODCT for a more detailed legal description of Fred Webber's Subdivision.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-25-20-3819

**Subject to easement and setback requirements of record in Book 1139, page 105, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3819 Abbott Martin Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19 day of June, 2020

NIKOLAUS J. WOEHRLE

REBECCA L. HANSON

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 Nikolaus J. Woehrle and Rebecca L. Hanson, the bargainor, 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 this 19 day of June, 2020.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Commission expires:

Notary Public