Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF ~~Tennessee~~ TEXAS
COUNTY OF ~~Davidson~~ Haylor

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

MATTHEW ARNOLD RICKERT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 25th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 8/26/2023
File No. G20-9393

Karen Johnson Davidson County
Batch# 428588 **DEEDWARR**
06/30/2020 01:25:55 PM 3 pgs
Fees: $18.00 Taxes: $592.00

20200630-0070781

CHRISTOPHER M WHEELER
Notary Public, State of Texas
Comm. Expires 08-26-2023
Notary ID 132145551

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Lance V. Long and Bethany D. Long (NAME) | Same and New Owner (NAME) | 043-15-0-227 |
| 4335 Morriswood Drive (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Matthew Arnold Rickert, Mark Spencer Rickert, Sireena DeFazio and Andrew Keith Rickert, Devisees of Under the Last Will and Testament of Arnold G. Rickert and Matthew Arnold Rickert as Personal Representative Under the Last Will and Testament of Arnold G. Rickert** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lance V. Long and Bethany D. Long, 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:

Being Lot No. 120 on the Plan of Section 2, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 55.00 feet on the northerly margin of Warrior Road and extends back between parallel lines 147.00 feet to a dead line.

Being the same property conveyed to Arnold G. Rickert and wife, Shirley Ann Rickert by Deed dated March 9, 2001, recorded March 13, 2001, in Instrument Number 20010313-0023982, in the Official Records of Davidson County, Tennessee. The said Shirley Ann Rickert died January 22, 2019 leaving Arnold G. Rickert as tenant by the entirety. The said Arnold G. Rickert died February 17, 2020 leaving the Grantees herein as Devisees under his last will and testament. See Probate Case Number 20P748, Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mark Spencer Rickert is signed by his/her duly appointed Attorney-in-fact Matthew Arnold Rickert, pursuant to the Power of Attorney recorded in Instrument #20200630-0070779, said Register's Office.
The signature of Sireena DeFazio is signed by his/her duly appointed Attorney-in-fact Matthew Arnold Rickert, pursuant to the Power of Attorney recorded in Instrument #20200630-0070780 said Register's Office.
The signature of Andrew Keith Rickert is signed by his/her duly appointed Attorney-in-fact Matthew Arnold Rickert, pursuant to the Power of Attorney recorded in Instrument #20200630-0070778 said Register's Office.

This is improved property, known as 321 Warrior Road, Madison, TN 37115.

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. Whenever 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 ~~26th~~ 25th day of June, 2020.

The Estate of Arnold G. Rickert

By: _____
Matthew Arnold Rickert, Devisee

By: MARK SPENCER RICKERT, DEVISEE, BY MATTHEW ARNOLD RICKERT, HIS ATTORNEY-IN-FACT
Mark Spencer Rickert, Devisee, by Matthew Arnold Rickert, his/her Attorney-In-Fact

By: SIREENA DEFAZIO, DEVISEE, BY MATTHEW RICKERT, HER ATTORNEY-IN-FACT
Sireena DeFazio, Devisee, by Matthew Arnold Rickert, his/her Attorney-In-Fact

By: ANDREW KEITH RICKERT, DEVISEE, BY MATTHEW ARNOLD RICKERT, HIS ATTORNEY-IN-FACT
Andrew Keith Rickert, Devisee, by Matthew Arnold Rickert, his/her Attorney-In-Fact

By: MATTHEW ARNOLD RICKERT
Matthew Arnold Rickert, Personal Representative

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STATE OF TEXAS
COUNTY OF HAYS

On this ~~26th~~ 25th day of June, 2020, before me personally appeared Matthew Arnold Rickert, Devisees of The Estate of Arnold G. Rickert and Personal Representative of The Estate of Arnold G. Rickert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~26th~~ 25th day of June, 2020.

_____
Notary Signature
My commission expires: 8/26/2023

CHRISTOPHER M WHEELER
Notary Public, State of Texas
Comm. Expires 08-26-2023
Notary ID 132145551

STATE OF TX
COUNTY OF HAYS }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Matthew Arnold Rickett, Attorney in Fact for Mark Spencer Rickert, Sireena DeFazio and Andrew Keith Rickert, all Devisees under the The Estate of Arnold G. Rickert, with whom I am personally acquainted,

and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2020.

Notary Public

CHRISTOPHER M WHEELER
Notary Public, State of Texas
Comm. Expires 08-26-2023
Notary ID 132146551

My Commission Expires: 8/26/2023

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**