PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 443246 DEEDWARR
07/23/2020 01:21:00 PM 2 pgs
Fees: $13.00 Taxes: $1,746.03
20200723-0081237

W & I Ref: (DM) Title No.: 61049
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Del Hickman Mary Page Hickman Emily Page Hickman 4400 Belmont Park Terrace #199 Nashville, TN 37215	Del Hickman and Mary Page Hickman 6411 Johnson Chapel Circle Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 131030C19900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$471,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sjef Quaedvlieg, an unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Del Hickman and Mary Page Hickman, husband and wife, and Emily Page Hickman, unmarried, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 199 on the Plan of Arden Place, Section Seven, of record in Book 4955, page 90, Register's Office for said County, to which Plan reference is herby made for a more complete description.

Being the same property conveyed to Sjef Quaedvlieg, an unmarried man, by Warranty Deed from Larry Hatfield and wife, Denise Hatfield, dated October 19, 2011 and recorded in November 3, 2011, of record in Inst No. 20111103-0085963, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 4955, page 90, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 129, Book 5163, page 384, Inst. No. 20070816-0098235, Inst. No. 20140801-0069316, Inst. No. 20171017-0106296, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, page 634, said Register's Office.

This is improved property, known as 4400 Belmont Park Terrace, # 199, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2020.

Sjef Quaedvlieg

State of Tennessee

County of Davidson

On this 15th day of July, 2020, before me the undersigned authority, personally appeared Sjef Quaedvlieg, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $471,900.00.

Affiant

Sworn and subscribed before me this 15th day of July, 2020.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024