Karen Johnson Davidson County
Batch# 462943 DEEDWARR
08/24/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20200824-0095708

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
James Hickson et al
3840 Cravath Dr.
Nashville, TN 37207

Send Tax Bills To
Regina Hickson
3856 Woodward Drive
Nashville, TN 37207

Map-Parcel No.
05911011100

Warranty Deed

Grantor: James A. Hickson
Grantee: Regina Hickson

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No 456 on the Plan of Haynes Manor, Section3, of Record in Book 4175, page 11 Registers Office for Davidson County, Tennessee, to which plan reference is Herby Made for a more complete and detailed description

Being the same property conveyed to James A. Hickson by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington DC, of record in Instrument No. 20111005-0077239 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3856 Woodward Drive, Nashville TN 37207

The effect of this conveyance is to vest an undivided fee simple interest with a value of **$10,000.00** in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with James A. Hickson.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

James A. Hickson, Grantor

State of Tennessee
County of Sumner

On August 17, 2020, before me personally appeared James Hickson with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is **$10,000.00**.

Regina Hickson
Regina Hickson, Grantee

Sworn to and subscribed before me on August 17, 2020.

Debra King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On August 17, 2020, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER