THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829561** Karen Johnson Davidson County Batch# 484797 **DEEDWARR** 09/28/2020 03:14:01 PM 2 pgs Fees: $13.00 Taxes: $1,350.50 20200928-0111563	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Notary Public My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-202

WARRANTY DEED

Address New Owner: Renee Barker 904 W Eastland Avenue Nashville TN 37206	Send Tax Bills To: *new owner*	Tax Information: Tax Parcel ID No. 082 08 0 419.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan Hicks and Jennifer Hicks, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Renee Barker , a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of part of Lot No. 15, J.W. Love's Subdivision of the Messengale Tract, of record in Book 547, Page 4, said Resubdivision being of record in Book 4300, Page 116, all in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 75.00 feet on the Southerly margin of West Eastland Avenue and extends back 172.60 feet on the Westerly Line and 171.26 feet on the Easterly line to the Northerly margin of Cleveland Street, measuring 79.00 feet thereon.

Being the same property conveyed to Jordan P. Hicks and Jennifer Hicks, husband and wife, by Quitclaim Deed from Jordan P. Hicks, of record in Instrument No. 20160315-0024536, in the Register's Office of Davidson County, Tennessee, dated March 9, 2016 and recorded on March 15, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF A PART OF LOT NO. 15 J.W. LOVES SUBD. OF THE MESSENGALE TRACT, as recorded in Plat Book 4300, Page(s) 116.

This is improved property located at 904 W Eastland Avenue Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SBC-20-904

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of September, 2020.

Jordan Hicks

Jennifer Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Hicks and Jennifer Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

