Karen Johnson Davidson County
Batch# 544486 DEEDWARR
01/04/2021 11:33:39 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210104-0000460

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2020.

Notary Public

My commission expires: 5/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRE-20-1027-1

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vanessa Elizabeth Aguirre and Jacob Armond Mazor	NOCHANGE	
1960 N Lincoln Park West, Unit 1603		072-05-0F-005.00-CO
Chicago, IL 60614		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM M. HICKMAN AND CASS H. HICKMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANESSA ELIZABETH AGUIRRE AND JACOB ARMAND MAZOR, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1, of Trinity Lane Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Trinity Lane Townhomes, of record in Instrument Number 20170612-0058341 and amended in Instrument No. 20190215-0014155, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Trinity Lane Townhomes, set forth in Exhibit "C" of said Declaration for the location of the Units described therein.

Being a portion of the same property conveyed to Urban Properties, LLC, a Tennessee limited liability company by Warranty deed from CJ Trinity Development Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20170602-0054942 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 02, 2017.

Being the same property conveyed to Richard C. King and Melissa King, husband and wife by Warranty deed from Urban Properties, LLC of record in Instrument No. 20190513-0044964 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019 and Scrivener's Affidavit of record at Instrument No. 20190517-0046750..

Being the same property conveyed to William M. Hickman and Cass H. Hickman, husband and wife by Warranty deed from Richard C. King and Melissa King, husband and wife of record in Instrument No. 20190830-0088031 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on August 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1027 East Trinity Lane #1, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2020.

William M. Hickman

Cass H. Hickman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William M. Hickman and Cass H. Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021