Return to:

Homefront Title, LLC dba Midtown Title of Murfreesboro
262 Robert Rose Dr St 101
Murfreesboro, TN 37129
File# 2-10342-RO

Karen Johnson Davidson County
Batch# 572383 DEEDWARR
02/10/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.82
20210210-0019324

SLTE#2108

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Liza G. Klein and Anthony Klein	Renasant Bank	Map 147-05-0-
4921 Salem Drive	2001 Park Place North, #150	Parcel 164.00
Nashville, TN 37211	Birmingham, AL 35203	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Leanore M. Hicks,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Liza G. Klein and Anthony Klein**, wife and husband, (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Section One, Caldwell Country Estates, of record in Book 2663, pages 68 and 69, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Gary Hicks and wife, Leanore M. Hicks by warranty deed dated December 30, 1988 from Thomas Gerald Holly and wife, Paulette B. Holly of record in Book 7743, page 567, said Register's Office. The said W. Gary Hicks having since died on November 29, 2002 and title vested in Leanore M. Hicks, as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. **2021 Taxes, not yet due and payable.**
2. **Restrictions of record in Book 2802, page 369, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 2663, pages 68 and 69, said Register's Office.**

This is improved property commonly known as: **4921 Salem Drive, Nashville, TN 37211.**

[STATE OF Tennessee]
[COUNTY OF Rutherford]

The actual consideration or value, whichever is greater for this transfer is $499,950.00.

Affiant

Subscribed and sworn to before me this
5 day of ~~January~~, 2021.
February

Notary public:
My commission expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 4th day of January, 2021.

Leanore M. Hicks
Leanore M. Hicks

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEANORE M. HICKS** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, on this 4th day of January, 2021.

Notary Public
My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

