WARRANTY DEED

Karen Johnson Davidson County
Batch# 670939 DEEDWARR
07/06/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210706-0090402

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Marianne Cleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2021.

Michelle Pepper
Notary Public

MY COMMISSION EXPIRES: 7/4/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie DeBardelaben	New Owner	117 07 0H 015.00
(NAME)	(NAME)	
3360 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James B. Hickman, a unmarried man, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Carrie DeBardelaben, a single person, hereinafter called the GRANTEE(S), and/or her 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 a part of the plan of Roderick Square, a Horizontal property Regime, as of record in Plat Book 6250, Page 928, said Register's Office the part hereby described being:

Unit No. 3360 on said plan and as shown in and described by the Master deed Establishing a Horizontal property Regime with Respect to Roderick Square Condominiums.
Being the same property conveyed to James B. Hickman, a unmarried man by Warranty Deed from Haifa Hallaq, unmarried, dated 05/17/2019 and recorded 05/20/2019, of record in Instrument 201905200047560, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3360 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 30th day of June, 2021 .

James B. Hickman

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 James B. Hickman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2021.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021.

Kimberly D Hicks
Affiant
Date: 7/2/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON