Name and Address of New Owner:
William F. Hickok
3421 Meadowlake Terrace
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 700472 DEEDWARR
08/18/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,122.58
20210818-0111945

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13610003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brent A. Ventosa, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William F. Hickok, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 489, Section 7A, Priest Lake Park, according to survey and plat of same appearing of record in Plat Rook 5200, Page 107, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Brent A. Ventosa, unmarried by Warranty Deed from Nicole Kuhl, married dated June 4th 2010 and recorded June 10th 2010 of record in Instrument No. 20100610-0045002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3421 Meadowlake Terrace, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the __ day of June, 2021.

_____(SEAL)
Brent A. Ventosa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2021, before me personally appeared **Brent A. Ventosa**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$303,400.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Public
My commission expires: 11.8.21
File No. 21-2052

202108180111945

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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 6/4/21 (date of document).

Connie Taylor
Affiant Signature

7/1/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

