THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $564,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 757797 **DEEDWARR**
11/18/2021 12:20:34 PM 2 pgs
Fees: $13.00 Taxes: $2,086.80

20211118-0153716

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah W. Baker 4400 Belmont Park Terrace Unit 199 Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0C-199.00 CO

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, **Del Hickman and Mary Page Hickman, Husband and Wife and Emily Page Hickman, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah W. Baker**, ("Grantees"), 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 Building Site No. 199 , as shown on the map entitled Arden Place Section Seven, of record in Plat Book 4955, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEL HICKMAN and MARY PAGE HICKMAN, HUSBAND AND WIFE, and EMILY PAGE HICKMAN, by deed from SJEF QUAEDVLIEG, of record in Instrument No. 20200723-0081237 , dated July 15, 2020 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-03-0C-199.00 CO.

Matters shown on the Plan of record in Plat Book 4955 , page 90 , said Register's Office.

Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4754, page 455, supplemented in Book 5 163 pa ge 384 , amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, said Register's Office.

Rights of others in and to party walls.

This is improved property located at 4400 Belmont Park Terrace Unit 199 Nashville TN 37215

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, Grantor has executed this instrument on this 16th day of November, 2021.

Del Hickman

Mary Page Hickman

Emily Page Hickman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Del Hickman and Mary Page Hickman, and Emily Page Hickman, 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 16th day of November, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022