WARRANTY DEED

MELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Karen Johnson Davidson County
Batch# 797300 **DEEDWARR**
01/31/2022 10:23:51 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20220131-0010853

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$799,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE January 28, 2022

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Michael Brandon Brock and Kaitlan Sweet Brock**	**SEND TAX BILLS TO: Michael Brandon Brock and Kaitlan Sweet Brock**	**MAP-PARCEL NUMBERS**
(NAME) **1402 55th Ave North**	(NAME) **1402 55th Ave North**	091-062A-002.00
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF SEVEN HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam T. Bickell unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Brandon Brock and Kaitlan Sweet Brock, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 B of Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No, 20160527-0053620, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime .with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160527-0053620, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Being the same property conveyed to Adam T Bickell and Cynthia Bickell, husband and wife, by deed from White Pines Building Group LLC, of record in Instrument No. 20170424-0040047, dated April 20, 2017, in Davidson County Register's Office in TN.
Further conveyed to Adam T. Bickell, unmarried by Quitclaim Deed from Cynthia Bickell, unmarried, dated 1/28/2022 and being simultaneously recorded herewith in Instrument No. 20220131-0010852

unimproved ☐
This is improved ☒ property, known as North **1402 55th Ave, Nashville, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

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.

Witness my hand this **28th day of January, 2022.**

Adam T. Bickell

Adam T. Bickell

STATE OF Tennessee

COUNTY OF Davidson

On this 28th day of January, 2022, before me personally appeared Adam T. Bickell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Adam T. Bickell.

Witness my hand at office on **28th day of January, 2022.**

Notary Public. My Commission Expires:

