Karen Johnson Davidson County
Batch# 835978 DEEDWARR
04/07/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220407-0040357

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Haley Beth Wickstrom
Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public

My commission expires: 2/12/23

(Notary Stamp)

AMY GROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Haley Beth Wickstrom	Ascend Federal Credit Union	163-11-0A-025.00-CO
224 Hickory Forge Drive	520 Airpark Dr.	
Antioch, TN 37013	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Happy Nest, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Haley Beth Wickstrom, unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Third Revision, Section Two, Belle Forge Village of record in Plat Book 6900, Page 250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Happy Nest, LLC by Warranty deed from Audrey Confer f/k/a Audrey G. Taylor, married of record in Instrument No. 20171031-0111531 Register's Office for Davidson County, Tennessee.

This is improved property known as **224 Hickory Forge Drive, Antioch, TN 37013.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2022.

Happy Nest, LLC, a Tennessee limited liability company

By: Kristin Basseen
Kristin Basseen, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, Kristin Basseen, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Happy Nest, LLC, a Tennessee Limited Liability Company, the within named bargainor, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 22-000503-524

SP 11/2015

I, Sheri Eyrl, 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 this 31st day of March, 2022

Sheri Eyrl

Dated 3/31/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 31st day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY