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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2022. Notary Public My Commission Expires: 5/5/2025

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 842389 DEEDWARR
04/20/2022 08:32:49 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20220420-0045389

WARRANTY DEED

Address New Owner: Pauline P. Nelson 3508 Murphy Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 05 0 099.00

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, **Garrett Tanner Hicklin and Elizabeth H. Hicklin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pauline P. Nelson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 10 on the Map Of Hardison & Young's Lots In West End Park, Being Subdivision Of Lots 41,2,3,4,5,6,7, & 48 Of Original Plan Of West End Park, of record in Book 421, Page 190, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Garrett Tanner Hicklin and Elizabeth H. Hicklin, husband and wife, by Quitclaim Deed from Garrett Tanner Hicklin, an unmarried man, of record in Instrument No. 20210104-0000577, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020 and recorded on January 04, 2021.

Being the same property conveyed to Garrett Tanner Hicklin, an unmarried man, by Warranty Deed from Evans Smith and wife, J. Meagan Smith, formerly known as Meagan Segebarth, of record in Instrument No. 20171103-0113047, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017 and recorded on November 03, 2017. Also see Affidavit of Scrivener's Error of record in Instrument No. 20200807-0087877, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hardison & Young's Lots In West End Park, Being Subdivision Of Lots 41,2,3,4,5,6,7, & 48 Of Original Plan Of West End Park, as recorded in Plat Book 421, Page(s) 190 .

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 600, Page 148.

This is improved property located at 3508 Murphy Road Nashville TN 37205

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 18th day of April, 2022.

Garrett Tanner Hicklin By Ryan Dieck Attorney-in-fact
Garrett Tanner Hicklin
By: Ryan Dieck, Attorney in Fact

Elizabeth H. Hicklin By Ryan Dieck Attorney-in-fact
Elizabeth H. Hicklin
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Garrett Tanner Hicklin and Elizabeth H. Hicklin and that he is authorized by Garrett Tanner Hicklin and Elizabeth H. Hicklin to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of April, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024