THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 842403 DEEDWARR
04/20/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220420-0045406

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Emily Fickes and Scot Fickes 708 Oneida Avenue Nashville, TN 37207	New Owners First Community Mortgage Inc 262 Robert Rose Drive Suite 200 Murfreesboro, Tn 37129	071-12-0-231.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and wife Julie E. Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Fickes, an unmarried woman and Scot Fickes, and unmarried man**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Included in the above description but specifically excluded therefrom is that portion of Lot No. 158 conveyed to James L. Carter and wife, Janie S. Carter by Deed from Ottis Carter and wife, Anna S. Carter, which deed is of Record in Book 2027, Page 635, Register's Office for Davidson County, Tennessee described as follows; Being the Northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102.25 feet to a point and continuing with the margin or the same, westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feel to the Easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of BEGINNING.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from NFTW, LLC, of record on 06/25/2010, at Instrument No. 20100625-0049594, Davidson County Register of Deeds.

This is property commonly known as 708 Oneida Avenue, Nashville, TN 37207
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with 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, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 12 **day of April, 2022:**

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery S. Miller and Julie E. Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of April, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$335,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 12th DAY OF April, 2022.

Notary Public

My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/13/2022 ____ (date of document).

Affiant Signature

04/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025