Karen Johnson Davidson County
Batch# 851011 DEEDWARR
05/04/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.41
20220504-0051789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,111.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #22-KA-0430-Pilk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lance Richard Sadler and Melissa M. Sadler	**Same as New Owner**	
(NAME)	(NAME)	
7524 South Regal Road		**131-05-0B-430.00-CO**
(ADDRESS)	(ADDRESS)	
Spokane, WA 99223		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIE HICKS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANCE RICHARD SADLER AND MELISSA M. SADLER, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to wit:

Being Unit No. 430 on the Plan of Four Seasons, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-401, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Four Seasons a Condominium Unit, of record in Book 6861, page 349, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, said Register's Office, for a more complete identification a n d description of such Unit.

Being the same property conveyed to Ellie Hicks, a unmarried woman by Warranty deed from William Michael Hagewood, a single man of record in Instrument No. 20201221-0151443 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 21, 2020.

This conveyance is subject to:
* Taxes for the year 2022, a lien not yet due and payable and subsequent years.
* Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium of record in Book 6841, Page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
* Easement for Ingress/egress & utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
* Homeowners' Association Charter of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
* Plan of record in Book 5050, Page 30, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

* Easements for ingress and egress of record in Book 6869, Page 157, book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, in the Register's Office for Davidson County, Tennessee.
* Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
* Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **430 Summit Ridge Place, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 22nd day of April, 2022.

Ellie Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2022, before me personally appeared Ellie Hicks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 the 22nd day of April, 2022.

Affiant Signature
Date 04/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024