Karen Johnson Davidson County
Batch# 851507 DEEDWARR
05/05/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220505-0052259

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2194

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed & sworn to before me, this 28th day of April, 2022

Notary Public

My Commission Expires: May 18, 2025

Property Address: 609 Brentmeadow Circle, Madison, TN 37115 **Map/Parcel Number:** 053 13 0 095.00	**Name & Address of New Owner** Arizona Property Advisors LLC 1310 E Highland Ave Phoenix, AZ 85014	**Send Tax Bills To:** Arizona Property Advisors LLC 1310 E Highland Ave Phoenix, AZ 85014

Effective as of 28th **day of April, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Regina Hickson, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Arizona Property Advisors LLC, an Arizona Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 28-A, as shown on the map entitled Zone Lot Division Lot 28, Phase I, Kimbolton, of record Plat Book 6900, Page 986, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regina Hickson, unmarried, by Warranty Deed from Jacqueline J. Williams, unmarried, of record in Instrument No. 20070823-0100578, in the Register's Office of Davidson County, Tennessee, dated August 17, 2007 and recorded on August 23, 2007.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Madison**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 28th day of April 2022

~~GRANTOR:~~

Regina Hickson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28TH **day of** APRIL **, 2022, before me personally appeared Regina Hickson, 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 28TH **day of** APRIL **, 2022.**

Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 4/28/2022 (date of document).

Lauren A. Fisher
Affiant Signature

4/20/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 26TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

