Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel: 150 12 0A 053.00

Karen Johnson Davidson County
Batch# 852772 DEEDWARR
05/10/2022 07:48:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220510-0053096

WARRANTY DEED

Property Address & New Owner :
NOEL J. HICKMAN and
VIANEY HICKMAN
3744 Seasons Drive
Antioch, TN 37013

Mail Tax Statement to:
Noel J. Hickman
Vianey Hickman
636 Regent Park Drive
Mount Juliet, TN 37122

The GRANTOR, **NOEL J. HICKMAN**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

NOEL J. HICKMAN and wife, VIANEY HICKMAN,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to NOEL J. HICKMAN by Special Warranty Deed of record at Instrument Number 20130205-0011675, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of April, 2022, by the undersigned.

NOEL J. HICKMAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **NOEL J. HICKMAN** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of April, 2022.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 1-19-2025

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(A).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2022.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 1-19-2025

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 727 on the Plan of Phase IV, Somerset, of record in Book 7900, Pages 978 and 979, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Lot No. 727 on the Plan of Phase IV, Somerset, of record in Book 7900, Pages 978 and 979, Register's Office for said County, reference to which is hereby made for a more complete and accurate description. SUBJECT to restrictive covenants of record in Deed Book 7619, page 647; Deed Book 7657, page 983. Deed Book 7657, page 923, Deed Book 8708, page 630, Deed Book 7402, page 980, Deed Book 7404, page 295; By laws of record In Record Book 7619, page 679, record Book 9509, page 363. Record Book 9647, page 472; Deed of Conveyance of record in Book 7593, page 313, Book 7593 page 555, Book 5866, page 45; Easements of record in Book 3263, page 793, Book 5263, page 796, Book 5263, page 799, Book 5263, page 802, Book 5263 page 808, Book 5263, page 811, Book 5263, page 814, Book 6436, page 966, Book 7086, page 382; Charter for Homeowners Association of record in Book 7661, page 37; Subject to rights of others in and to common areas/elements; subject to lien for special assessment contained in DCCR's/Master Deed; and all matters of record arid as shown In Plot Book 7900, page 978 & 979, all of the Register's Office for Davidson County, Tennessee.

Property: 3744 Seasons Drive Antioch TN 37013
Parcel ID No.: 150120A05300CO