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

Map & Parcel: 164-08-0B-002.00

Karen Johnson Davidson County
Batch# 852772 DEEDWARR
05/10/2022 07:48:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220510-0053097

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
NOEL J. HICKMAN and	*	Noel J. Hickman
VIANEY HICKMAN	*	Vianey Hickman
1205 Maritime Port	*	636 Regent Park Drive
Antioch, TN 37013	*	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 20100409-0026914, 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"

BEING all of Lot No. 3 on the Final Plat, Section One, Lakewalk Subdivision, as shown by plat appearing of record in Plat Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, LAKEWALK, as recorded in Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Declaration of covenants, conditions and restrictions as set forth in Instrument No. 20050127-0010145, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

3. Terms and provisions of By-Laws of Lakewalk Owners Association, Inc., recorded in Instrument Nos. 20050128-0010524 and 20060907-0110530.

4. Charter of Lakewalk Owners Association, Inc. recorded at Instrument No. 20050125-0009336.

This property is located at 1205 Maritime Port, Antioch, TN 37013.

Possession: Date of Deed;
2010 Property Taxes Prorated
Map & Parcel: 164080B003000CO