Karen Johnson Davidson County
Batch# 858445 DEEDWARR
05/19/2022 09:07:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220519-0057874

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

Map & Parcel: 164 08 0B 003.00

WARRANTY DEED

Property Address & New Owner:
NOEL J. HICKMAN or
VIANEY HICKMAN, Trustees of the
HICKMAN REVOCABLE LIVING TRUST
1205 Maritime Port
Antioch, TN 37013

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

The **GRANTORS, NOEL J. HICKMAN and wife, VIANEY HICKMAN, as tenants by the entirety**, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

NOEL J. HICKMAN or VIANEY HICKMAN, Trustees of the HICKMAN REVOCABLE LIVING TRUST, dated April 27, 2022

The HICKMAN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 and wife, VIANEY HICKMAN, as tenants by the entirety, by Warranty Deed of record at Instrument Number 20220510-0053097 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES 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

VIANEY 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** and **VIANEY HICKMAN,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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)(F).

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

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