RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 911220 DEEDWARR
09/01/2022 09:14:34 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220901-0098510

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080015

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,999.00

Janice E. Ticich
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 DAY OF AUGUST, 2022.

NOTARY PUBLIC
My Commission expires: 1-8-24

Address of New Owner	Send Tax Bills To:	Tax Information:
Janice E. Ticich Revocable Trust P.O. BOX 58745 NASHVILLE, TN 37205	Same	102-15-0-101.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jonathan Wiggs (aka Jon Wiggs) and Sheryl Jordan Wiggs (aka Jordan Wiggs), Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Janice E. Ticich, Trustee of the Janice E. Ticich Revocable Trust dated July 12, 2017,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Brook Meade, Section II, of record in Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jon Wiggs and Jordan Wiggs, Husband and Wife, by Warranty Deed from Deborah Dale Mason, unmarried, dated 09/28/2012 and recorded on 09/28/2012 in Instrument No. 20120928-0088742, Register's Office for Davidson County, Tennessee.

*Jonathan Wiggs and Jon Wiggs is one and the same person.
*Sheryl Jordan Wiggs and Jordan Wiggs is one and the same person.

This is property generally located:
785 Brook Hollow Road, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jonathan Wiggs and Sheryl Jordan Wiggs** has/have caused this instrument to be executed, this the 30 day of August, 2022.

Jonathan Wiggs

Jonathan Wiggs by Jonathan Wiggs, AIF

Sheryl Jordan Wiggs
By: Jonathan Wiggs, Atty-in-fact
Record Book _____, Page _____, RODCT

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jonathan Wiggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of August, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jonathan Wiggs**, Attorney-in-fact, acting on behalf of **Sheryl Jordan Wiggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Sheryl Jordan Wiggs**, and who acknowledged that he executed the same as the free act and deed of **Sheryl Jordan Wiggs**.

This the 30 day of August, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY