WARRANTY DEED

Karen Johnson Davidson County
Batch# 919579 DEEDWARR
09/21/2022 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220921-0104935

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF September, 20 22

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RK Junior Contracting Services LLC Frank Stanton Developers, LLC	New Owner	
(NAME)	(NAME)	092093V00100CO and
222 2nd Ave S. #1700		092093V00200CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barry Hicks and Carlotta Hicks, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RK Junior Contracting Services LLC, a Tennessee Limited Liability Company, and Frank Stanton Developers, LLC, , a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. A & B on the Plan of HOMES AT 510 36th AVENUE NORTH, a Horizontal Property Regime with Private Elements of record in Exhibit in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220630-0076285, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Berry and Carlotta Hicks, by virtue of that certain Quit Claim Deed dated July 19, 2004, and being of record at Instrument No. 20040723-0088626 in the Register's Office of Davidson County, Tennessee.

Berry Hicks and Barry Hicks are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 510 A & 510 B 36th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 9th day of September, 2022.

Barry Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barry Hicks** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2022.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of September, 2022.

~~Carlotta Hicks~~

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carlotta Hicks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of September, 2022.

Notary Public

My Commission Expires: February 11, 2024

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 September 9, 2022.

Affiant Signature

9/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of September, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY