NEW OWNER:
ELLEN OLIVIA HICKS
702 RIES AVENUE, UNIT B
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Same as new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0087

Map & Parcel
091053H002.00CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 978225 DEEDWARR
03/08/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230308-0016699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($699,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN WILLIAM MCKINNIS, unmarried and ANTHONY MCKAY, married** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ELLEN OLIVIA HICKS, single person**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for SEVENHUNDREDTWO RIES AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211028-0145167, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SEVENHUNDREDTWO RIES AVENUE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211028-0145167, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to SEAN WILLIAM MCKINNIS and ANTHONY MCKAY, by Quitclaim Deed from Hidden Trail Properties,

LLC, a Tennessee limited liability company, dated December 5, 2022, and of record in Instrument No. 20221208-0128080, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **702 RIES AVENUE, UNIT B, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20211028-0145167, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2023.

SEAN WILLIAM MCKINNIS

ANTHONY MCKAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN WILLIAM MCKINNIS and ANTHONY MCKAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2023.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$699,900.00.**

Keegan McCue
AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2023.

NOTARY PUBLIC

My commission expires: ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Elizabeth Yerger, 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 Feb. 28, 2023.

Affiant Signature

March 8, 2023
Date

State of TN
County of Williamson
Sworn to and subscribed before me this 8th day of March, 2023.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067