THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243649**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Notary Public My Commission Expires: 07-06-26

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner: Madison Marie Houser and Dawson Owen Houser 5826 Leslie Avenue Nashville TN 37215	Send Tax Bills To: Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 091 10 0 052.00

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 of which is hereby acknowledged, **Garrett Tanner Hicklin and Elizabeth Hicklin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison Marie Houser and Dawson Owen Houser, wife and husband**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Subdivision of Lots 39 and 40, in the Division of B.F. Cockrill Farm, a plan of which is of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garrett Tanner Hicklin and Elizabeth Hicklin, husband and wife, by Warranty Deed from Ricky Dale Clark, Executor and Devisee under the Last Will and Testament of Claudie Beecher Clark a/k/a Claudie B. Clark, of record in Instrument No. 20201104-0129076, in the Register's Office of Davidson County, Tennessee, dated October 27, 2020, and recorded on November 04, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 39 and 40, in the Division of B.F. Cockrill Farm, as recorded in Book 332, Page 41.

Karen Johnson Davidson County
Batch# 979075 DEEDWARR
03/09/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230309-0017186

This is improved property located at 5826 Leslie Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2023.

Garrett Tanner Hicklin

Elizabeth Hicklin

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garrett Tanner Hicklin and Elizabeth Hicklin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2023.

Notary Public
My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

True Copy Certification

I, **Pam Autry,** 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 this the 7th day of March, 2023.

Affiant Signature
Date 03/07/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON