Karen Johnson Davidson County
Batch# 993025 DEEDWARR
04/18/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230418-0028292

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Amanda Allen
Affiant

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2023.

Julie Bailey
Notary Public
MY COMMISSION EXPIRES: 9-2-2024
File No. G23-18266

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cass H. Hickman and William Martin Hickman (NAME)	Canopy Mortgage (NAME)	061-08-0-098.00
2023 Benjamin Street (STREET ADDRESS)	360 Technology Ct., Ste 200 (STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	Lindon UT 84042 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Larry B. McDougal and wife, Nancy Williams McDougal**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cass H. Hickman and William Martin Hickman, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 45 of Section Two McGaughey Heights as of record in Book 1835, Page 58 in Register's Office for said county. Said Lot No. 45 fronts 168 feet on the Easterly side of Lovewood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Larry B. McDougal and wife, Nancy Williams McDougal by Deed dated December 15, 1969, recorded June 5, 1984, in Book 6308, Page 382, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4704 Lovewood Drive, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 12th day of April, 2023.

Larry B. McDougal

Nancy Williams McDougal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Larry B. McDougal and Nancy Williams McDougal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2023.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 17, 2023 (date of document).

Affiant Signature

April 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023