Karen Johnson Davidson County
Batch# 997759 DEEDWARR
05/01/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230501-0031674

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444170**	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 28th day of April, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026

WARRANTY DEED

Address New Owner: Fady Hennis 1947 Wild Oaks Court Antioch TN 37013	Send Tax Bills To: United Wholesale Mortgage, LLC PO Box 11733, Newark, New Jersey 07101	Tax Information: Tax Parcel ID No. 163 07 0A 080.00CO

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, **Charity Hicks and Richard Kyle Hicks, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fady Hennis, a single man**, ("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. 80 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charity Hicks and Richard Kyle Hicks, wife and husband, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20150805-0078193, in the Register's Office of Davidson County, Tennessee, dated July 30, 2015, and recorded on August 05, 2015.

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 Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as recorded in Instrument No. 20120807-0070420.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080512-0048644, Supplementary and Amended in Instrument No. 20120619-0053771, further amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019.

This is improved property located at 1947 Wild Oaks Court Antioch TN 37013

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 28th day of April, 2023.

Charity Hicks

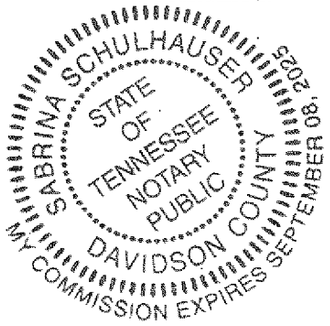
Richard Kyle Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charity Hicks and Richard Kyle Hicks, 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 28th day of April, 2023.

Notary Public
My Commission Expires: _____



Certification of Recorded Documents

I, Julia Wyatt, 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 28, 2023.

(AFFIANT) – Julia Wyatt

04/28/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY