This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1004310 DEEDWARR
05/17/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230517-0036987

State of TENNESSEE
County of Benton

The actual consideration or value, whichever is greater for this transfer is: $420,000.00

Royce C Hicks / Nancy A. Hicks
Affiant Signature

Subscribed and sworn to before me on this the 15th Day of May 2023

Trista Lee Baird
Notary Public

My Commission expires 08 / 13 / 2025

TRISTA LEE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Michael O'Leary 912 Deervale Drive
Nashville TN 37217
SEND TAX BILLS TO:
Michael O'Leary

MAP AND PARCEL NUMBER: 10615003800

WARRANTY DEED
23NT00413

Effective the 15 Day of MAY 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Royce C. Hicks and wife, Nancy A. Hicks

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael O'Leary

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No 35 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 & 34, 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 as conveyed to Royce C. Hicks and wife, Nancy A. Hicks by Warranty Deed from Cedric Kolstad and wife, Marian Kolstad dated 07/31/1993 recorded 08/03/1993 in Book 9035, Page 200, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 912 Deervale Dr, Nashville, TN 37217-1406

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15th day of May, 2023

Royce C. Hicks

Royce C. Hicks
State of TENNESSEE
County of Benton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Royce C. Hicks,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2023.

Trista Lee Baird

Notary Public

My Commission expires: 08/13/2025.

TRISTA LEE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Nancy A. Hicks

Nancy A. Hicks
State of TENNESSEE
County of Benton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nancy A. Hicks,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2023.

Trista Lee Baird

Notary Public

My Commission expires: 08/13/2025.

TRISTA LEE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/15/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** May, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM