THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37674-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,255,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2023. Notary Public My Commission Expires: 8-20-2023

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas N. Hoy, Alanna M. Patsiokas 88 Valley Forge Nashville, TN 37205	Thomas N. Hoy, Alanna M. Patsiokas 88 Valley Forge Nashville, TN 37205	Map and Parcel No.: 116080F13500CO

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, **Reed E. Trickett, Executor of The Estate of Amelia G. Trickett, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas N. Hoy and Alanna M. Patsiokas, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 135 Prospect Hill, Nashville, TN 37205.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees their, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1005851 DEEDWARR
05/22/2023 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $4,643.50
20230522-0038285

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2023.

Reed E. Trickett, Executor

Reed E.Trickett, Executor of The Estate of Amelia G. Trickett, deceased

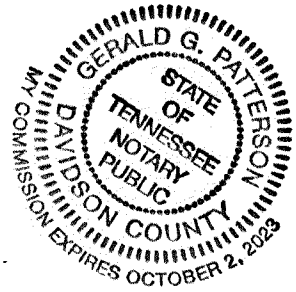
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reed E.Trickett, The Executor of The Estate of Amelia G. Trickett, deceased ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2023.

Notary Public

My Commission Expires:



IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2023.

Reed E. Trickett, Executor of The Estate of Amelia G. Trickett, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public Reed E. Trickett with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of the Estate of Amelia G. Trickett , and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand, at office, this 18th day of May, 2023.

Notary Signature
My commission expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Amelia G. Trickett by deed dated April 7, 1995 from Clarence Sutherland and wife, Susan Sutherland of record in Book 9641, Page 1, Register's Office for Davidson County, Tennessee. Amelia G. Trickett having since died on January 13, 2023 leaving a Last Will and Testament filed for probate in Case No. 23P703, Probate Court for Davidson County, Tennessee. Pursuant to said Will, Amelia G. Trickett directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Reed E. Trickett.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 116080F13500CO.
2. All matters appearing on the Plan of record as Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, Amendment to Declaration recorded in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466 and Instrument No. 20170522-0050870 and Supplementary Declaration recorded in Book 5087, Page 220.
4. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
5. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. Easement for Sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 18th day of May, 2023.

Affiant Signature
Date 05/18/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of May, 2023.

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

