THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444392**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $610,000.00 Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires.

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1008690 **DEEDWARR**
05/30/2023 10 13 33 AM 2 pgs
Fees $13 00 Taxes $2,257 00
20230530-0040407

WARRANTY DEED

Address New Owner. Ann Brooks Hickerson and Benjamin Faulkner Hickerson 304 Randall Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-05-0-132.00

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, **Jonathan Taylor Burriss and Sarah K. Burriss, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ann Brooks Hickerson and Benjamin Faulkner Hickerson, husband and wife**, ("Grantees"), their 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(s) 9 , as shown on the map entitled Crievewood, of record in Plat Bo o k 2331, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN TAYLOR BURRISS and SARAH K. BURRISS, HUSBAND AND WIFE, by deed from PATTI M. FOGARTY, of record in Instrument No 20180413-0034846 , dated April 11, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 147-05-0-132.00.

Matters shown on the Plan of record in Plat Book 2331, page 99, said Register's Office.

This is improved property located at 304 Randall Drive Nashville TN 37211

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 19th day of May, 2023.

Jonathan Taylor Burriss

Sarah K. Burriss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Taylor Burriss and Sarah K. Burriss, 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 19th day of May, 2023

Notary Public

My Commission Expires. _____

