Karen Johnson Davidson County
Batch# 1018357 DEEDWARR
06/23/2023 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230623-0047965

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544751**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2023. Notary Public My Commission Expires: 10-2-2023

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

WARRANTY DEED

Address New Owner: Richard Leslie Bandel, III and Sarah Montgomery Ladd 5025 Hillsboro Pike, Unit 20B Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Shetterlending 1245 Cheyenne Ave Suite 304B / 304C Grafton, WI 53024	Tax Information: Tax Parcel ID No. 131-01-0D-168.00 CO

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, **Ann Brooks Hickerson and Benjamin Hickerson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Leslie Bandel, III and Sarah Montgomery Ladd, joint tenants with right of survivorship,** ("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 Unit No. 168 also known as Unit No. 20-B, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal propety regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Ann Brooks, unmarried by deed dated July 8, 2015 from Jean M. Coats, unmarried of record in Instrument No. 20150713-0068006, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 16, 2021 of record in Instrument No. 20220111-0003799, Ann Brooks Hickerson F/K/A Ann Brooks, a married woman, conveyed subject property to Ann Brooks Hickerson and Benjamin Hickerson, joint tenants with right of survivorship.

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. 131-01-0D-168.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.
Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 7873, page 859, said Register's Office.

Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No. 20110620-0047283, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 20B Nashville TN 37215

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 22nd day of June, 2023.

Ann Brooks Hickerson

Benjamin Hickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Brooks Hickerson and Benjamin Hickerson, 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 22nd day of June, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/23/23

GEORGE E. MUDTER, JR.
Dated 6/23/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/23/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

