RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-15963-2023

Karen Johnson Davidson County
Batch# 1027232 DEEDWARR
07/18/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230718-0055134

WARRANTY DEED

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2023

NOTARY PUBLIC

My commission expires: 11/6/2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan W. Moltz 3376 Hickory Run Nashville, TN 37211	Same address as new owner	180-04-0A-155.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JASON T. FICK AND CHANDIN KINKADE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALAN W. MOLTZ, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Five, Highland Creek, of record in Instrument #20040915-0111296, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason T. Fick and Chandin Kinkade, husband and wife, from Jason T. Fick by Quitclaim Deed dated November 28, 2018 and recorded November 30, 2018 in Instrument #20181130-0116879, said Register's Office.

Being the same property conveyed to Jason T. Fick, a single man, from Scott G. Rhodes and Shelley Rhodes, husband and wife, and Timothy G. Rhodes, married man, by Warranty Deed dated December 15, 2017 and recorded December 18, 2017 in Instrument #20171218-0128543, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3376 Hickory Run, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of July, 2023

GRANTOR(S)

Jason T. Fick

Chandin Kinkade

Chandin Kinkade

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jason T. Fick and Chandin Kinkade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of July, 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/17/23 (date of document).

Jennifer L. Pennell

7/18/23

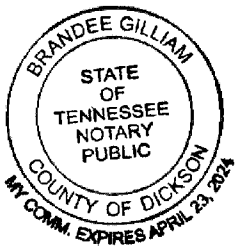
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature

My Commission Expires: _____



Notary's Seal