THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 231813	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for the transfer is $220,000.00. Affiant Subscribed and sworn before me, this 24th day of July, 2023. Notary Public My Commission Expires: My Commission Expires January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1030219 DEEDWARR
07/25/2023 09 36 21 AM 3 pgs
Fees $18 00 Taxes $814 00

20230725-0057146

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ICONIC KITCHENS AND BATHROOMS LLC **264 OLD SHACKLE ISLAND RD** **HENDERSONVILLE, TN 37075**	New Owner	Map/Parcel: 052010/190.00

FOR AND IN CONSDERATION 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, **DOROTHEA W. HARTLEY, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ICONIC KITCHENS AND BATHROOMS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its 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 No. 2 of Block "F" on the plan of REVISED PLAN OF POWER AND ROTH's MADISON PARK SUBDIVISION, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed from J. Harrill Mickelson to Dorothea W. Hartley by Quit Claim Deed dated the 30th day of December 2021, of record in Instrument Number 20220113-0004763, and previously in Instrument Number 20211220-0167974 Register's Office for Davidson County, Tennessee. Prior conveyance from Armand E. Allaire and Teresa A. Starr Allaire to J. Harrill Mickelson and Jane French by Warranty Deed dated the 29th day of January, 2007, of record in Instrument Number 20070205-0014676, Register's Office for Davidson County, Tennessee.

Jane French also known as Nellie Jane French died on the 30th day of October, 2020.
J. Harrill Mickelson died on the1st day of March, 2022.

This is improved property known as 244 ROBINWOOD AVE, MADISON, TN 37115.

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 20th day of July, 2023.

Dorothea W. Hartley

DOROTHEA W. HARTLEY

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **DOROTHEA W. HARTLEY**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this _____ day of July, 2023.

_____
Notary Public
My Commission Expires: _____

California Notarial Loose Certificate Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On July 20, 2023, before me, Janet Mahon Campbell, Notary Public,

personally appeared Dorothea W Hartley

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

JANET MAHON CAMPBELL
Notary Public - California
Ventura County
Commission # 2407591
My Comm Expires Jul 5, 2026

WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Document Date: July 20, 2023 Number of Pages: 2

Signer(s) Other than Named Above: N/A