WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039412 DEEDWARR
08/17/2023 10 44 54 AM 2 pgs
Fees $13 00 Taxes $1,193 25

20230817-0064200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 6.29.27 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy Hicks		
(NAME)	(NAME)	
308 Sloan Rd #B	SAME AS NEW OWNER	103-08-0B-308 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID A. FLOYD, JR., TRUSTEE , OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017, AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY HICKS, SINGLE MALE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 308, Building "B" on the Plan of Parklane Condominiums, Phase V, as shown in Exhibit "B" to the Master Deed and Bylaws of record in Book 7896, Page 710, as amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carrie B. Floyd Barber by Warranty deed from Steven M. Hicks and wife, Sherrie M. Hicks of record in Instrument No. 20070418-0046374 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 18, 2007.

Being a portion of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, and any amendments thereto by Quitclaim deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd of record in Instrument No. 20170706-0067819 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 06, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 308 Sloan Rd #B, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said

GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 16th day of August, 2023

FLOYD BARBER TRUST UAD JUNE 14, 2017

BY _____

DAVID A FLOYD JR, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A Floyd, Jr , Trustee of the Floyd-Barber Trust dated June 14, 2017, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16th day of August, 2023

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public