PREPARED BY: RETURNED TO:
BANKER'S TITLE & ESCROW CORP
8107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $393,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of March, 2024.

Notary Public
My Commission Expires: 5-5-25

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1113449
03/21/2024 09:57:16 AM
Fees: $13.00 Taxes: $1,454.10

Davidson County
DEEDWARR
2 pgs

20240321-0019528

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Gicking and Katelyn Gicking 1516 Hamden Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161 06 0A 114.00

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, **Paul Mullikin and Barbara Mullikin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Gicking and Katelyn Gicking, husband and wife**, ("Grantees"), 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 Unit 114 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Mullikin and Barbara Mullikin, Husband and Wife, by Warranty Deed from Corey Celsor, Married, of record in Instrument No. 20221103-0118629, in the Register's Office of Davidson County, Tennessee, dated November 02, 2022 and recorded on November 03, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Town Homes, Phase 3, Lot 3, as recorded in Instrument No. 20080605-0058042. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397, First Supplemental Declaration recorded in Instrument No. 20080325-0030014 and Second Supplemental Declaration recorded in Instrument No. 20080709-0070601.

Easement recorded in Book 6749, Page 459.

StormWater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

This is improved property located at 1516 Hamden 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 20th day of March, 2024.

Paul Mullikin

Barbara Mullikin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Mullikin and Barbara Mullikin, 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, at office, this 20th day of March, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024