Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 24030174

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Affiant

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 10th day of April, 2025.

Notary Public
My Commission Expires: 10/10/24

Karen Johnson Davidson County
Batch# 1121817 DEEDWARR
04/11/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20240411-0025953

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kelsey C. Saint Clair and Dylan Edward Thomas	New Owners	098-13-0C-101.00-CO
2009 Kaylee Meadow Court		
Hermitage, TN 37076		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall Fred Hickerson and wife, Deborah P. Hickerson**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kelsey C. Saint Clair, an unmarried woman, and Dylan Edward Thomas, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Phase Four, Section One, The Meadows of Seven Points of record in Plat at Instrument No. 20040227-0022425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall Fred Hickerson and wife, Deborah P. Hickerson by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20040913-0110115 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 13, 2004.

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

This property is improved property known as 2009 Kaylee Meadow Court, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of April, 2025.

Randall Fred Hickerson

Deborah P. Hickerson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Randall Fred Hickerson and Deborah P. Hickerson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 10th day of April, 2025.

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 2/22/25

Certificate of Authenticity

I, Joshua A. Terry, 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 4/10/24.

Affiant Signature – Joshua A. Terry

4/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27