Karen Johnson Davidson County
Batch# 1123744 DEEDWARR
04/16/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240416-0027244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/9/27

2024-04-1656

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nashville Metro Holdings, LLC 3000 Meridian Blvd. Suite 140 Franklin, TN 37067	OWNER	Map/Parcel 147-01-0-108.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Diane J. Hickerson, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Nashville Metro Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Earnest H. Hickerson, Jr. and wife, Diane J. Hickerson by Warranty Deed from James K. Queener and wife, Sally H. Queener of record in Instrument No. 20010110-0003264 Register's Office for Davidson County, Tennessee, dated December 18, 2000 and recorded on January 10, 2001. Earnest H. Hickerson, Jr. died on January 31, 2022, said property vested in Diane J. Hickerson as surviving tenant.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 323 Lynn Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 16 day April, 2024.

Diane J. Hickerson

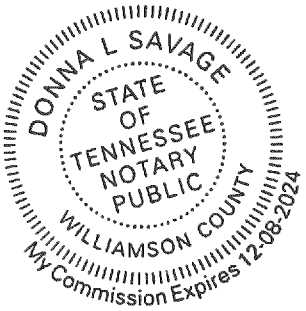
Diane J. Hickerson

STATE OF Tennessee
COUNTY OF Williamson

On this 16th day of April, 2024, before me personally appeared Diane J. Hickerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

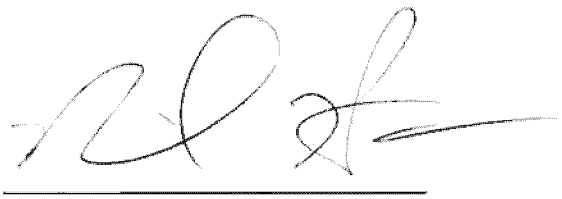
Witness my hand, at office, this 16th day of April, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Nick Harris, 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 **April 16, 2024**.



Affiant Signature

4/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **April**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

