# WARRANTY DEED

(SEAL)




Prepared by
Record and Return To
Chapman and Rosenthal, PLLC
10 Burton Hills Blvd
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-TC-3816B-P

THIS INSTRUMENT WAS PREPARED BY AND RETU
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1146117
06/12/2024 08:12:42 AM
Fees: $13.00 Taxes: $3,385.50

Davidson County
DEEDWARR
2 pgs

20240612-0043846

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Jonathan Cary Hammel** | | |
| (NAME) | (NAME) NEW OWNER | **073 06 0 039.00** |
| **3816B Moss Rose Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**JOCK E. FICKEN AND GAIL M. FICKEN, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**JONATHAN CARY HAMMEL, AN UNMARRIED PERSON**

hereinafter called the Grantee(s), his/her/its/their heirs, 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. 2 as shown on the Plan of RESUBDIVISION OF LOT 5 1/2 AND SMALL TRIANGULAR LOT LYING SOUTHEAST OF LOT 5 1/2 TOGETHER SHOWN AS UN-NUMBERED LOT ON RIVERWOOD LAKE SUBDIVISION (PLAT BOOK 974, PAGE 44) AND ALSO PART OF LOT NO. 3 ON THE DIVISION OF LOT NO. 5, PLAN OF RIVERWOOD ESTATE OF W.F. COOPER (NOT OF RECORD) of record in Book 4060 (erroneously shown as Book 4068 on prior deed), Page 28, 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 Jock E. Ficken and Gail M. Ficken, husband and wife, by Warranty Deed from Michael W. Jones, unmarried, of record in Instrument No. 20160913-0096141, in the Register's Office of Davidson County, Tennessee, dated September 9, 2016 and recorded on September 13, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 5 1/2 & A SMALL TRIANGULAR LOT LYING SOUTHEAST OF LOT 5 1/2 TOGETHER SHOWN AS UN-NUMBERED LOT ON RIVERWOOD LAKE SUBD. RECORDED BOOK 974, PAGE 44, AND ALSO A PART OF LOT NO. 3, ON DIVISION OF LOT NO. 5 PLAN OF RIVERWOOD ESTATE OF W.F. COOPER, NOT OF RECORD, as recorded in Plat Book 4060, Page(s) 28.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWOOD LAKE SUBDIVISION, as recorded in Plat Book 974, Page 44.
* All of the terms and provisions set forth and contained in that certain Lease between Marvin A. Hasty and/or Doris L. Hasty, Lessor, and The State of Tennessee, Lessee, recorded in Book 8502, Page 833.
* Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
* Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
* Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3816B Moss Rose Drive, Nashville, TN 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th day of June, 2024.

Jock E. Ficken

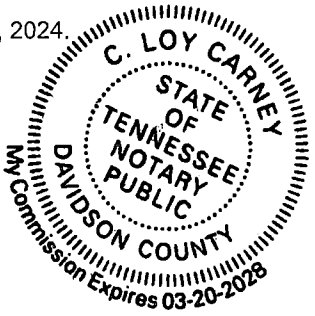
Gail M. Ficken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2024, before me personally appeared Jock E. Ficken, 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 11th day of June, 2024.

Notary Signature
My commission expires:




STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2024, before me personally appeared Gail M. Ficken, 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 11th day of June, 2024.

Notary Signature
My commission expires:

