Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1142

Karen Johnson
Batch # 1147764
06/17/2024 10:21:17 AM
Fees: $13.00 Taxes: $3,112.81

Davidson County
DEEDWARR
2 pgs

20240617-0045070

WARRANTY DEED

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, the undersigned **Vickie N. Williams, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rhonda R. Hicks, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Burton Hills Village of Cherry Glen, Phase 4 of record in Plat Book 9700, Page 664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vickie N. Williams by Warranty Deed from Weekley Homes, L.P., a Delaware Limited Partnership of record in Book 11461, page 821, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 04, 1999.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 704 Sweet Cherry Court, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Rhonda R. Hicks
PO Box 120596
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
131-06-0H-090.00

WITNESS THE EXECUTION HEREOF this 11th day of June, 2024.

Vickie N. Williams

State of Tennessee)
County of Davidson)

On this 11th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Vickie N. Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 841,300.00.**

Affiant

Sworn and subscribed before me on this the 14th day of June, 2024.

Notary Public

My Commission Expires: _____

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027