Karen Johnson
Batch # 1153095
07/01/2024 01:49:21 PM
Fees: $13.00 Taxes: $1,949.90

Davidson County
DEEDWARR
2 pgs

20240701-0049507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF June, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James Howard Hickman, Sr. 1177 Hunters Lane Nashville, Tennessee 37207	SAME AS OWNER	MAP 041 GROUP 04 0 PARCEL 047.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James J. Reese, Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Howard Hickman, Sr. and Lashonda Hickman, husband and wife

Hereinafter called the grantees, their heirs and assigns, a 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. 62 on the plan of Dalemere Subdivision, Section 4, of record in Book 3300, page 45, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James J. Reese, Jr., by Warranty Deed from Pat Waggoner, Executor of the Estate of William R. Jordan, dated July 31, 2023 and filed of record August 11, 2023 in Instrument No. 20230811-0062388, Register's Office for Davidson County, Tennessee. (for value or consideration of $290,000.00) William R. Jordan and W.R. Jordan being one and the same.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.
This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1177 Hunters Lane, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 and official seal at office this 20th day of June, 2024.

James J. Reese, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. Reese, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-KW-24-1177