Karen Johnson Davidson County
Batch# 1155377 DEEDWARR
07/08/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240708-0050957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADELAIDA E. DILWORTH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

T-TAG-24-1101

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Aaron Hearn and Ginger Leanne Hearn	Same as	
(NAME)	(NAME)	
1101 Hickory Run Court	New Owner	**180-04-0A-147.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ALICIA SELLERS AND STEVEN SELLERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL AARON HEARN AND GINGER LEANNE HEARN, HUSBAND AND WIFE,** 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. 114 on the Plan of Highland Creek, Section Five, as shown by Plat of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Alicia Sellers and Steven Sellers, wife and husband by Warranty Deed from Jeffrey E. Kulas and Diana L. Kulas, husband and wife of record in Instrument No. 20210729-0102312 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 29, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149, the Register's Office for Davidson County, Tennessee.
- Maintenance Easement Agreement of record in Instrument Number 20000622-0062243, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10316, Page 569, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Storm Drainage as set forth in instrument of record in Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Hickory Run Court, Nashville, Tennessee 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(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 3rd DAY ~~OF JULY, 2024~~.

Alicia Sellers by Margaret Means, Attorney In Fact — Attorney in Fact

Steven Sellers by Margaret Means, Attorney In Fact — Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALICIA SELLERS AND STEVEN SELLERS, and who acknowledged he/she/they executed the same as the free act and deed of the said ALICIA SELLERS AND STEVEN SELLERS.

Specific Power of Attorneys are simultaneously recorded herewith.

Witness my hand and official seal, this the 3rd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 3, 2024**.

Date

D Hardwick

Affiant Signature

July 8, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026