WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Protich	NEW OWNER(S)	096-09-0-073.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch # 1161151 DEEDWARR 07/24/2024 08:49:13 AM 2 pgs Fees: $13.00 Taxes: $2,960.00
408 Donelson Pike		
(ADDRESS)	(ADDRESS)	20240724-0055704
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **OLD HICKORY CREDIT UNION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES PROTICH,** HEREINAFTER CALLED THE GRANTEES, THEIRHEIRS 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 1 as shown on the Final Plat of the Harold Foster and Old Hickory Credit Union Properties, of record in Instrument No. 20220616-0068867, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said lot.

Being a portion of the property conveyed to Old Hickory Credit Union by Warranty Deed from Emma K. Foster, unmarried, dated May 11, 2021, of record in Instrument No. 20210517-0066778, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 408 Donelson Pike, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plats of record in Instrument No. 20220616-0068867; Easement for sanitary sewers and/or storm drainage in Book 4403, page 227, Book 7123, page 554; Easement for utility lines in Instrument No. 20210517-0065778; Declaration of convenants for stormwater facilities and systems in Instrument No. 20220422-0046788; all of record in the Register's Office for Davidson County, Tennessee.

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 hands this 19th day of July, 2024.

Old Hickory Credit Union

By: Bonnette Dawson
Its: President and CEO

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Bonnette Dawson** withwhom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the **President and CEO of Old Hickory Credit Union**, and that she as such **President and CEO,** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as the **President and CEO**.

WITNESS my hand and official at Nashville, Tennessee, seal this 19th day of July, 2024.

Notary Public
My Commission Expires:

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

File No.: 38311