Karen Johnson Davidson County
Batch# 1167069 DEEDWARR
08/06/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240806-0059990

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

39-B
File #24-1186

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 **Andrew Hunt, married, Michael Frazee, married, and Jeremy Holley, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Winston Wicker and Kellye Wicker, husband and wife**, 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 Unit A, together with applicable common elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2413 Chapman Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230509-0034484, Register's Office for said County, said Unit being identified and shown on the Plat attached thereto, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Andrew Hunt, Michael Frazee and Jeremy Holley by Warranty Deed from Allen Perry, a married man of record in Instrument No. 20230525-0039542 Register's Office for Davidson County, Tennessee, dated May 23, 2023 and recorded on May 25, 2023. The subject property has not been the residence of the Grantors nor the Grantors spouses or issue.

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: 2413 A Chapman Drive, Nashville, TN 37206.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Winston Wicker **2413 A Chapman Drive** **Nashville, TN 37206**	New owners	**083-12-1E-001.00**

WITNESS THE EXECUTION HEREOF this 1st day of August, 2024.

Andrew Hunt

Michael Frazee

Jeremy Holley

State of Tennessee)
County of Davidson)

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Hunt and Michael Frazee and Jeremy Holley, 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~~land deed~~.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,200,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2024.

Notary Public

My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 1, 2024**.

Affiant Signature

August 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25