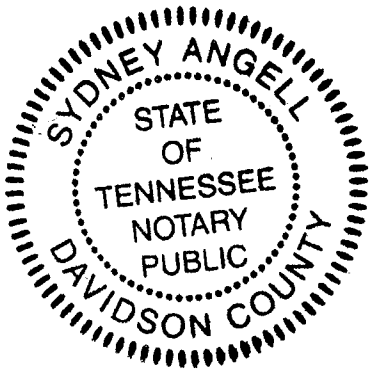
THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.** **Affiant** Subscribed and sworn to before me, this **6th day of September, 2024.** **Notary Public** **My commission expires:** 3.20.28



Karen Johnson Davidson County
Batch# 1179647 DEEDWARR
09/10/2024 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240910-0069795

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Davion Hiland **1015 Merritt Street** **Old Hickory, TN 37138**	CMG Mortgage 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	**044 14 0 141.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tammy O. Hicks, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Davion LaChristian Hiland, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of VILLAGE OF OLD HICKORY, SECTION "D", A RESUBDIVISION OF LOT NO. 127 as of record in Plat Book 3500, Page 117, Register's Office for said County.

Being the same property conveyed to Stephen G. Hicks and wife, Tammy O. Hicks, by Warranty Deed from Mary E. Dudley, single, of record in Book 10443, Page 741, in the Register's Office of Davidson County, Tennessee, dated May 02, 1997 and recorded on May 06, 1997. The said Stephen G. Hicks died on July 01, 2021, leaving Tammy O. Hicks, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1015 Merritt Street, Old Hickory, TN 37138**.

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 in 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/our hand(s) this **6th day of September, 2024.**

Tammy O. Hicks

Tammy O. Hicks

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of September, 2024, before me personally appeared Tammy O. Hicks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202409100069795

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.6.24.

Affiant Signature

9.10.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY