(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1208514
11/26/2024 10 39 20 AM
Fees $13 00 Taxes $2,331 00

20241126-0092365

Davidson County
DEEDWARR
2 pgs

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)
Patrick Hickox and Heather Hickox	**Same as New Owner**	
(NAME)	(NAME)	**160-15-0A-026.00-CO**
PO Box 339		
(ADDRESS)	(ADDRESS)	
Gulf Breeze, FL 32562		
(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, **GINNY U. STAGGS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK HICKOX AND HEATHER HICKOX, 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 26, as shown on the map entitled Condominium Site Plan Phase II, Hearthstone Manor, a part of Hearthstone P U D , of record as Plat Book 6200, Page 642 as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ginny U Staggs by Warranty Deed from Cheryl L. Morency of record in Instrument No 20210719-0096355 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 19, 2021

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6200, Page 642, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 5409, Page 485, Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, as re-recorded in Book 7393, Page 749, Book 7398, Page 907, Book 7398, Page 749, Book 7403, Page 563, Book 11404, Page 149 and Book 7053, Page 982 amended and restated in Instrument No 20060510-0054690, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7403, Page 568, as amended in Instrument No 20080624-0064983, in the Register's Office for Davidson County, Tennessee
- Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee
- Charter of record in Book 6437, Page 852, as amended in Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, Book 7628, Page 519 Book 6499, Page 739 and Book 7393, Page 746 in the Register's Office for Davidson County, Tennessee
- Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **125 Hearthstone Manor Cir., Brentwood, Tennessee 37027**

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 22nd DAY OF NOVEMBER, 2024

Ginny U Staggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINNY U STAGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of November, 2024

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064