Karen Johnson Davidson County
Batch# 1211924 DEEDWARR
12/03/2024 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20241203-0093728

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#234-408

ADDRESS NEW OWNER:
Brett Van Sickle
332 Legends Pointe
Lebanon, TN 37090

SEND TAX BILL TO:
New Owner

Parcel ID:
065-09-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul C. Donnell and Nicole M. Donnell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Brett Van Sickle and Christin Van Sickle, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land Davidson County, State of Tennessee, more particularly described as follows, to-wit:
>
> BEING Lot No. 408 on the plan of Section Four, Sherwood Forrest, as shown on by plat of record in Plat Book 4460, Page 182-183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Paul C. Donnell and Nicole M. Donnell, husband and wife by deed dated June 27, 2000 from J. Ludden and wife, Adelyn Ludden, recorded July 10, 2000, in Instrument Number 200007100067802, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4833 Shasta Drive, Nashville, TN 37138. Possession is to be given on December 2, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 2nd day of December, 2024.

Paul C. Donnell

Nicole M. Donnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul C. Donnell and Nicole M. Donnell, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2024.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$198,000.00**.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 4-26-26

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires April 26, 2026

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12.2.24.

John M. Lee, Attorney

Date: 12.2.24

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2 day of December 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY