Karen Johnson Davidson County
Batch # 1222475 DEEDWARR
01/02/2025 11 26 17 AM 2 pgs
Fees $13 00 Taxes $2,960 00
20250102-0000205

Prepared by T Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Middle Tennessee Law Group, PLLC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Brent Travers and wife, Courtney Travers**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Randal P. Higgs or Kathy S. Higgs, Trustees of the Higgs Revocable Living Trust, dated February 4, 2015**, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in Davidson County, Tennessee, and being Lot No. 191, Oak Hill Estates, Section One, as shown on plat of record in Book 3700, Page 119, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20211116-0152690, Register's Office of Davidson County, Tennessee.
>
> Being also known as 5309 Franklin Pike, Nashville, TN 37220.
>
> Tax/Map ID: 160-02-0-042.00
>
> Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes; restrictive covenants of record in Book 4122, Page 739, Register's Office of Davidson County, Tennessee; Agreement for dedication of easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7464, Page 178,

Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 27th day of December, 2024.

Brent Travers

Courtney Travers

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Brent Travers and wife, Courtney Travers, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2024.

My commission expires:

Notary Public

JEANIE DAVIS · STATE OF TENNESSEE NOTARY PUBLIC · MAURY COUNTY · My Commission Expires 04-22-2026

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2024.

My commission expires: 01/25/2026

Notary Public

KAYLA DANIELLE STANFILL · STATE OF TENNESSEE NOTARY PUBLIC · MAURY COUNTY · MY COMMISSION EXPIRES 1-25-2026

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Higgs Revocable Living Trust, dated February 4, 2015	Higgs Revocable Living Trust, dated February 4, 2015
454 Bear Creek Pike	454 Bear Creek Pike
Columbia, TN 38401	Columbia, TN 38401

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