This Instrument Prepared By
K Brian Hay, Attorney at Law
104 W 6th Street, Ste 200
Columbia, TN 38401

Karen Johnson
Batch # 1242605
03/03/2025 02 37 18 PM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20250303-0015754

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Jessica Hickok	~~Jessica Hickok~~ Cross Country Mtg
3404 Richards St.	2160 Superior Ave E
Nashville, TN 37215	Cleveland, OH 44114-2102

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Aaron Lovely, a married person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Jessica Hickok** ~~+~~ *(herein called "Grantee")* the following described property situated and located in County, Tennessee, to wit: +unmarried

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 13, together with appurtenant common area, on the Plan of Stokeswood Condominium, Revised, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Stokeswood Condominiums, of record in Book 6441, page 577; as amended in Book 6453, page 620 and in Book 6923, page 777, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Stokeswood Condominiums, Revised, appearing in Plat Book 6250, page 845; as revised in Plat Book 6200, page 438, said Register's Office, for a more complete and detailed description as to details and location of said Unit.
Being the same property conveyed to Aaron Lovely, unmarried man by Warranty Deed from Joseph Montague, an unmarried man of record in Instrument No. 20180912-0090586 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 12, 2018.

Tax Parcel #117-08-0B-013.00-CO
Known as ~~115 Stokeswood Place Unite 3404~~, Nashville, TN 37215
3404 RICHARDS ST.
The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of Feb, 2025.

GRANTOR:

Aaron Lovely

Teresa Lovely

NOTE: Teresa Lovely, as spouse of Aaron Lovely, joins in the execution of this deed for the sole purpose of quitclaiming and conveying any interest, marital or otherwise, she may have in the herein described real property.

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Aaron Lovely and wife, Teresa Lovely**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2025.

Notary Public
My Commission Expires:

(SEAL) TERESA J SMITH State of Tennessee Notary Public MAURY COUNTY MY COMMISSION EXPIRES JULY 28, 2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$580,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of Feburary, 2025

Notary Public
My Commission Expires: _____

(SEAL) TERESA J SMITH State of Tennessee Notary Public MAURY COUNTY MY COMMISSION EXPIRES JULY 28, 2025

A TITLE SEARCH MAY HAVE BEEN COMPLETED BUT NOT BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.