This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1243149 DEEDWARR
03/05/2025 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250305-0016637

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $324,999.00

Affiant Signature

Subscribed and sworn to before me on this the 28TH Day of FEB, 2025.

Notary Public

My Commission expires 1/25/26

TENNESSEE NOTARY PUBLIC
ED HUNSBERGER
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Tikicee Russell
4038 Meadow Hill Dr
Nashville, TN 37218

SEND TAX BILLS TO:
Tikicee Russell
4038 Meadow Hill Dr
Nashville, TN 37218

MAP AND PARCEL NUMBER: 05909004800

WARRANTY DEED
25NT00119

Effective the 28th Day of Feb, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gerald Giles

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tikicee Russell, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Two, Haynes Estates of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard W. Hatfield by Warranty deed from Yvonne Kennedy, an unmarried person of record in Book 5435, page 465, Register's Office for Davidson County, Tennessee, dated May 10, 1979 and recorded on May 14, 1979.

The said Richard W. Hatfield died intestate on March 12, 2021 and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 21P¬1050. Peggy D. Mathes was issued with Letters of Administration on October 6, 2021 and appointed to serve as Administrator of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee.

Being the same property conveyed to Gerald Giles from Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield, by Administrator's Deed dated 10/12/2022 and recorded 10/18/2022 in Instrument No. 20221018-0113620, Register's Office of said County.

This is an improved property commonly known as: 4038 Meadow Hill Dr, Nashville, TN 37218-1743

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28th day of Feb, 2025

Gerald Giles

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gerald Giles,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Feb 28, 2025 (date of document).

Affiant Signature

3-5-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of March, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26