Karen Johnson Davidson County
Batch# 1260920 DEEDWARR
04/17/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250417-0029593

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$545,000.00**.

Affiant

Subscribed and sworn to before me, this **17th day of April, 2025.**

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

Notary Public
My commission expires: 3/20/2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Braxton Thomas Hicks and **Savannah Raphael Hicks** **516 Rochelle Drive** **Nashville, TN 37220**	CrossCountry Mortgage LLC 2160 Superior Ave Cleveland, OH 44114	**146-16-0-124.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dena Lynn Johnson, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Braxton Thomas Hicks and Savannah Raphael Hicks, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all of Lot No. 913, Section IX, Plan of Brentwood Hall, according to survey and plat of same appearing of record in Book 2331, page 92; amended as to setback line in Book 2596, page 143; and in Book 2700, page 129, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Dena Lynn Johnson, Married by Warranty Deed from Flora Keith Cawthon Stoker, a single woman of record in Instrument No. 20011103-0120159 Register's Office for Davidson County, Tennessee, dated October 25, 2001 and recorded on November 03, 2001.

Being the same property conveyed to Dena Lynn Johnson, unmarried by Quitclaim Deed from Dena Lynn Johnson, unmarried of record in Instrument No. 20080228-0019740 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on February 28, 2008 and Scriveners Affidavit of recorded on March 13, 2008 of recorded in Instrument No. 20080313-0025367.

HE-2025-126

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **516 Rochelle Drive, Nashville, TN 37220**.

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 we do covenant with the 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 in 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 GRANTEES, 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 **17th day of April, 2025.**

Dena Lynn Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of April, 2025, before me personally appeared Dena Lynn Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

HE-2025-126

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **04/17/2025**.

Affiant Signature

04/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/17/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

