Karen Johnson Davidson County
Batch# 1264495 DEEDWARR
04/24/2025 12:29:30 PM 7 pgs
Fees: $38.00 Taxes: $1,110.00
20250424-0031609

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans, Attorney
1316 Adams Street, Suite 220
Nashville, Tennessee 37208

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Fellowship Nashville 521 McIver Street Nashville, TN 37211	Fellowship Nashville 521 McIver Street Nashville, TN 37211	119-13-0-267.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KIMBERLY HICKERSON** and **E. BARRETT HICKERSON** (collectively "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto **FELLOWSHIP NASHVILLE**, a Tennessee non-profit corporation ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18th day of April, 2025.

GRANTOR:

KIMBERLY HICKERSON

STATE OF IOWA)
)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Kimberly Hickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Pella, IOWA, this 12th day of April, 2025.



Notary Public

My commission expires: 11/23/27

GRANTOR:

E. Barrett Hickerson

E. BARRETT HICKERSON

STATE OF Florida)
)
COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public of said County and State, E. Barrett Hickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Cape Coral, Florida, this 19 day of April, 2025.

AMBER LAROSA
Notary Public - State of Florida
Commission # HH 494769
My Comm. Expires Feb 20, 2028

Amber LaRosa

Notary Public

My commission expires: 02/20/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/7/2026

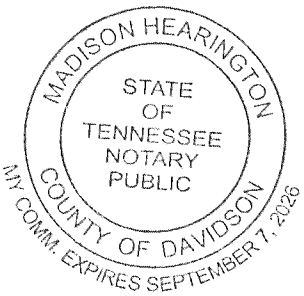


Exhibit "A"

Real Property Description

The land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled H. G. McNabb Subdivision, of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIMBERLY HICKERSON, AN UNMARRIED WOMAN, AND E. BARRETT HICKERSON, A MARRIED MAN, by deed from KEVIN NUNLEY, of record in Instrument No. 20090715-0066170, dated July 14, 2009, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1130, Page 6, said Register's Office.

Tennessee Certification of Electronic Document

I, C. Palmer Pillans, 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 April 18, 2025 (date of document).

Affiant Signature

April 18, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

