PREPARED BY: RETURNED TO:
BANK[illegible] & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Warranty Deed

Karen Johnson
Batch # 1271694
05/12/2025 09 37 37 AM
Fees $13 00 Taxes $4,206 90
20250512-0036998

Davidson County
DEEDWARR
2 pgs

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,137,000 00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2025

Notary Public

My commission expires 9/19/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Preston Deatheridge and Anne Deatheridge	Primis Mortgage Company	132-05-0C-002 00-CO
925 Coral Road	5535 Currituck Drive #120	
Nashville, TN 37204	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC HICKLIN AND AMANDA HICKLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRESTON DEATHERIDGE AND ANNE DEATHERIDGE, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being identified on the Plan attached as Exhibit "B" to the Master Deed referenced below as Unit B and also as Unit 183, together with the appurtenant interest in the common elements of Coral Place, a Horizontal Property Regime With Private Elements, established by Master Deed, of record in Instrument No. 20060303-0025038, Register's Office for Davidson County, TN, and Amendment of record in Instrument No. 20060509-0054545 and Amendment to By-Laws of record in Instrument No. 20060509-0054546, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Eric Hicklin and Amanda Hicklin, husband and wife by Warranty Deed from Michael M Hehn and wife, Heather Hehn of record in Instrument No. 20111024-0082663 Register's Office for Davidson County, Tennessee, dated October 19, 2011 and recorded on October 24, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 925 Coral Road, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2025.

Eric Hicklin

Amanda Hicks

Amanda Hicklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Hicklin and Amanda Hicklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026