Karen Johnson Davidson County
Batch# 1284659 DEEDWARR
06/16/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250616-0046701

WARRANTY DEED

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (465,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
PAGE ACREE ROBERTSON AND MARY PAGE ROBERTSON HICKMAN (NAME)	**NEW OWNER** (NAME)	**171 04 0C 029.00**
1020 GROVE COURT BRENTWOOD, TN 37027 (ADDRESS)	**1020 Grove Court Brentwood, TN 37027** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of June, 2025, the undersigned, **GEORGE R. ALDHIZER, III AND LISA C. ALDHIZER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **PAGE ACREE ROBERTSON, AN UNMARRIED WOMAN, AND MARY PAGE ROBERTSON HICKMAN, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1020 GROVE COURT, BRENTWOOD, TN 37027** and more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 29 as set forth in the Master Deed and By-Laws for BARRINGTON PLACE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, as amended in Instrument Nos. 20170227-0019505, 20170227-0019506 and 20180827-0084426, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to George R. Aldhizer, III and wife, Lisa C. Aldhizer, by Warranty Deed from Betty S. Duke, unmarried, of record in Instrument No. 20170314-0024960, in the Register's Office of Davidson County, Tennessee, dated March 10, 2017 and recorded on March 14, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2025.

GRANTOR: GEORGE R. ALDHIZER III

George R. Aldhizer III

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~) Forsyth

Personally, appeared before me, a Notary Public of the aforesaid authority, **GEORGE R. ALDHIZER III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of June, 2025.

J. Sn

Notary Public

2.18.2030

My Commission Expires

J SHANE COBLE
My Commission Expires
NOTARY PUBLIC
February 18, 2030
ALAMANCE COUNTY, NC

GRANTOR: LISA C. ALDHIZER

Lisa C. Aldhizer

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~) Forsyth

Personally, appeared before me, a Notary Public of the aforesaid authority, **LISA C. ALDHIZER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of June, 2025.

J. Sn

Notary Public

2.18.2030

My Commission Expires

J SHANE COBLE
My Commission Expires
NOTARY PUBLIC
February 18, 2030
ALAMANCE COUNTY, NC

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 06/13/2025

Affiant Signature

06/13/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13th day of June, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202506160046701