Karen Johnson Davidson County
Batch# 1285147 DEEDWARR
06/17/2025 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250617-0047370

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25050017

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Connor Hicks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF June, 2025.

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 7/6/2026

Address of New Owner
Connor Hicks and
Tanis Poole
2669 Avery Park Drive
Nashville, TN 37211

Send Tax Bills To:
Guild Mortgage Company
1133 Ocean Avenue
Lakewood, NJ 08701

Tax Information:
173-09-0A-826.00 CO

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 and sufficiency of all of which are hereby acknowledged, **Reese Eric Oppenheimer and Hannah Hagood Oppenheimer, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Connor Hicks and Tanis Poole, unmarried man and unmarried woman, joint tenants with right of survivorship,** hereinafter called the **Grantee(s)**, his/her/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. 780 on the Plan of the Revision to Lots 618 through 624, Phase Eight, Lenox Village Subdivision, of record Plat at Instrument No. 20071106-0130836, 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 Reese Eric Oppenheimer and Hannah Hagood Oppenheimer, Husband and Wife, by Warranty Deed from Elizabeth R. Andrusky, married, dated 07/09/2021 and recorded on 07/13/2021 in Instrument No. 20210713-0094313, Register's Office for Davidson County, Tennessee.

This is property generally located:
2669 Avery Park Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20071106-0130836, Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record in Instrument No. 20020315-0032825, and made applicable to the subject property by Instrument No. 20021226-0158459, and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458, and Instrument No. 20060321-0032383, and as amended by Instrument No. 20220228-0022407, Register's Office for Davidson County, Tennessee.
5. Easements for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850, and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record as Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849, and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Reese Eric Oppenheimer and Hannah Hagood Oppenheimer** has/have caused this instrument to be executed, this the 16th day of June, 2025.

Reese Eric Oppenheimer
Reese Eric Oppenheimer

Hannah Hagood Oppenheimer
Hannah Hagood Oppenheimer

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Reese Eric Oppenheimer and Hannah Hagood Oppenheimer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 16th day of June, 2025.

My Commission expires: 2-10-29

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of June, 2025.

Date: 6-16-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of June, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY