Karen Johnson Davidson County
Batch# 1290597 DEEDWARR
06/26/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $15,392.00
20250626-0050547

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250551098**	STATE OF TENNESSEE) COUNTY ~~OF DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $4,160,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2025. Notary Public My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

WARRANTY DEED

Address New Owner: Matthew Paul Ricatto 5634 Hickory Springs Road Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 00 0 143.00

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, **Lyman T. Davis, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Paul Ricatto, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of HICKORY BOULEVARD ESTATES, SECTION 2, as of record in Book 4175, Page 110, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of East Hickory Springs Court, said point being the common corners of lot 10 and 9 on said plan, thence with a line between said two lots, Northwardly 265.98 feet to a point, thence Southwestwardly 310.11 feet to a point in the Easterly margin of Hickory Springs Road; thence continuing along said margin of Hickory Springs Road, Southeastwardly 190 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, Southeastwardly 39.27 feet to a point in the Northerly margin of East Hickory Springs Court; thence Eastwardly 185 feet to the Point of Beginning.

Being the same property conveyed to Lyman T. Davis, a married man, by Special Executor's Deed from Cumberland Trust & Investment Company, Executor and Personal Representative of the Estate of Olive Connor Hunt, of record in Instrument No. 20230915-0072373, in the Register's Office of Davidson County, Tennessee, dated September 11, 2023 and recorded on September 15, 2023.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2 HICKORY BOULEVARD ESTATES, as recorded in Plat Book 4175, Page(s) 110.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4505, Page 501.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7825, Page 194.

This is improved property located at 5634 Hickory Springs Road Brentwood TN 37027

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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 on this 24th day of June, 2025.

Lyman T. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyman T. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/25/2025.

Date

Affiant Signature

6/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

