Karen Johnson Davidson County
Batch# 1303666 DEEDWARR
07/30/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,390.20
20250730-0060306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $646,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2025

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

JENNIFER HARRIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-19-2028

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Rachel Lehmann	NEW OWNER	142-15-0E-019.00 CO
7029 Wild Iris Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Richard L. Hickey and wife, Melanie A. Hickey

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Lehmann, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 19 on the Plan of Wildflower Place, as of record in Plat Book 9700, Page 444, and Surveyor's Certificate of Correction in Book 10638, Page 498, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Richard L. Hickey and wife, Melanie A. Hickey by Warranty Deed from John Overby and wife, Lisette Overby, dated 5/31/2006 and recorded 6/1/2006 in Instrument No. 20060601-0064340, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Declaration of Restrictive Covenants of record in Book 10395, Page 316, as amended in Book 10842, Page 1; HOA Charter of record in Book 10841, Page 990; Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9981, Page 190; All existing easements and all other matters shown on plat of record in Plat Book 9700, Page 444, and Surveyor's Certificate of Correction in Book 10638, Page 498, Register's Office for Davidson County, Tennessee.

This is improved property known as 7029 Wild Iris Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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.

Witness my/our hand(s) this 21st day of July, 2025

Richard L. Hickey

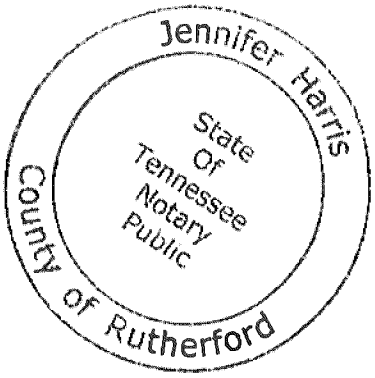
Melanie A. Hickey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Richard L. Hickey and Melanie A. Hickey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2025.

Notary Signature
My commission expires: 8-19-28



True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.21.25 (date of document).

Affiant Signature

7.21.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of July, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY