WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305084 DEEDWARR
08/01/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250801-0061243

File No. BC-25-465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Allen Kicker	New Owner	
(NAME)	(NAME)	
3505 34th Street Northwest		119-05-0-215.00
(ADDRESS)	(ADDRESS)	
Washington, DC 20008		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT DALE HILL REVOCABLE TRUST, DATED DECEMBER 5, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ALLEN KICKER AND MARINA ABRIL RIVERA FUNES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 29, on the Resubdivision of Blocks 23, 24, 27 and 28, Cumberland Nurseries Subdivision, in Book 161, Page 139, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Hill, an unmarried person by Warranty Deed from Hendrick a. Kamphorst dba Kamphorst Oil & Gas, dated June 28, 1990 and recorded July 10, 1990 in Book 8149, Page 339, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Scott Allen Kicker, Trustee of the Robert Dale Hill Revocable Trust dated December 5, 2023 by Quitclaim Deed from Robert D. Hill, an unmarried person, dated December 5, 2023 and recorded December 6, 2023 in Instrument No. 20231206-0094246, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 214 Lutie Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, 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 this 1st day of August, 2025.

ROBERT DALE HILL REVOCABLE TRUST
DATED DECEMBER 5, 2023

By: _____
Scott Allen Kicker, Trustee

_____
Robert Dale Hill, Settlor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Scott Allen Kicker**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of the Robert Dale Hill Revocable Trust dated December 5, 2023, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 1st day of August, 2025.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Dale Hill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2025.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

_____
NOTARY PUBLIC
My Commission Expires:

Certificate of Authenticity

I, **Ryan Lux**, 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 **8/1/25**.

Date



Affiant Signature

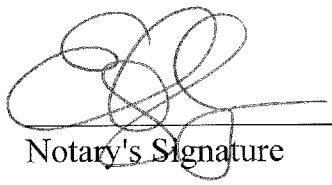
8/1/25

Date

State of Tennessee

County of Davidson

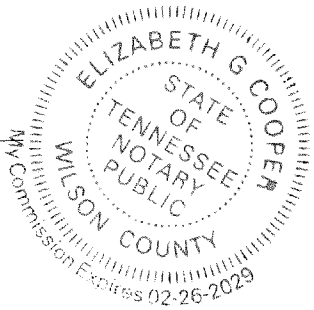
Sworn to and subscribed before me this **1** day of **August**, 2025.



Notary's Signature

My Commission Expires: 2/26/2029

Date



Notary's Seal (if on paper)