This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6578-TM

Karen Johnson Davidson County
Batch# 1305797 DEEDWARR
08/04/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250804-0061555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2025.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brett Hickey 486 Westcrest Drive Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	161 02 0 059.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lauren Gittus and Andrew Gittus, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Brett Hickey, a single man** (individually and/or collectively, "Grantee"), 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. 7 on the Plan of McMURRAY HILLS, of record in Plat Book 3700, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren Gittus and Andrew Gittus, by Warranty Deed from Nashville Metro Holding, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240528-0039208, in the Register's Office of Davidson County, Tennessee, dated May 24, 2024, and recorded on May 28, 2024.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kathrine C. Stone, of record in Instrument No. 20240524-0039028, in the Register's Office of Davidson County, Tennessee, dated May 24, 2024, and recorded on May 24, 2024.

Being the same property conveyed to Kathrine C. Stone, an unmarried woman, by Quitclaim Deed from Kathrine C. Stone, an unmarried woman, surviving spouse of James Lee Stone, of record in Instrument No. 20111227-0100653, in the Register's Office of Davidson County, Tennessee, dated December 07, 2011, and recorded on December 27, 2011.

Being the same property conveyed to James Lee Stone and wife, Kathrine C. Stone, by Warranty Deed from Kenneth Edward Adams and wife Roberta Anne Adams, of record in Book 7289 and Page 671, in the Register's Office of Davidson County, Tennessee, dated July 02, 1987, and recorded on July 07, 1987. The said James Lee stone died on August 03, 2009 leaving Kathrine C. Stone as surviving tenant by the entirety.

This is improved property located at: **486 Westcrest Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 1st day of August, 2025

GRANTOR:

Lauren Gittus

Andrew Gittus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren Gittus and Andrew Gittus, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

202508040061555

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/1/2025 (date of document).

Affiant Signature

8/1/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL