WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310087 DEEDWARR
08/14/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20250814-0064744

File #25-TL-0424-C

(SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/30/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Marquardt	**New Owner**	
(NAME)	(NAME)	
424 Harwell Drive		**075 14 0 118.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER VICIC AND SYDNI LANPHIER-VICIC, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSHUA MARQUARDT, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25, on the Plan of HERMITAGE ESTATES, SECTION 4, as of record in Plat Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Vicic and Sydni Lanphier-Vivic, Husband and Wife, by Warranty Deed from Belinda Jane Smith, Executrix for the Estate of Clarence Ray Howard, of record in Instrument No. 20220614-0067408, in the Register's Office of Davidson County, Tennessee, dated June 10, 2022 and recorded on June 14, 2022. Syndi Lanphier-Vicic was erroneously referred to as Sydni Lanphier-Vivic.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE ESTATES, SECTION 4, as recorded in Plat Book 3700, Page(s) 148.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4182, Page 78.kage)
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **CHRISTOPHER VICIC**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202508140064742, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **SYDNI LANPHIER-VICIC**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202508140064743, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 424 Harwell Drive, Hermitage, TN 37076.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th day of August, 2025.

Christopher Vicic By Loy Carney, Attorney In Fact
Christopher Vicic by Loy Carney, his Attorney-In-Fact

Sydni Lanphier-Vicic By Loy Carney, Attorney In Fact
Sydni Lanphier-Vicic by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRISTOPHER VICIC**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRISTOPHER VICIC**.

Witness my hand and official seal this **13th** day of **August**, **2025**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SYDNI LANPHIER-VICIC**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SYDNI LANPHIER-VICIC**.

Witness my hand and official seal this ~~14th~~ 13th day of **August**, **2025**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 August 13, 2025.

Date

Affiant Signature

8/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 20 25.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027