WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Kathryn A King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 10-4-27

(AFFIX SEAL)

Karen Johnson
Batch # 1316825
09/02/2025 09 14 31 AM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20250902-0069726

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kathryn A King		147-06-0-005 00
(NAME)	(NAME)	
202 Garrett Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I/we Top-Flight Concrete LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kathryn A King, a single woman, hereinafter called the GRANTEE(S), his/her/their 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 11 on the Plan of Battery Crest Subdivision, Section 1 of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Barbara A Hickerson and Marshel Hickerson by Quitclaim Deed from Lucille Smith, dated 12/21/2002, of record in Instrument No 20021231-0162609, Register's Office for Davidson County, Tennessee

The said Marshel Hickerson died on 05/11/2015, leaving the said Barbara A Hickerson the sole surviving tenant by the entirety

The said Barbara A Hickerson died testate on 12/10/2024, devising subject property to David Hickerson, Executor of Estate of Barbara Ann Hickerson, deceased, as evidenced in File No 25P377, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from David Hickerson, Executor of Estate of Barbara Ann Hickerson, dated 03/28/2025, of record in Instrument No 20250331-0024272, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Top-Flight Concrete, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 03/28/2025, of record in Instrument No 20250401-0024496, Register's Office for Davidson County, Tennessee

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

File No 2706927
Warranty Deed TN

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 202 Garrett Drive, Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 29th day of August, 2025.

Top-Flight Concrete LLC

By _____

Michael McGinniss, Sole Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael McGinniss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Michael McGinniss, as such Sole Member

Witness my hand and Official seal this 29th day of August, 2025.

_____

Notary Public.

My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129