WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1319076 DEEDWARR
09/08/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250908-0071234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

File #25-TC-0423-COMP

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 Rickerman and Sarah Sholar Rickerman	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
423 Patterson Street	**408 Highway 76**	**133 01 0 123.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**White House, TN 37188**	
(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,

GARY E. KESSLER, JR. AND EMILY R. BAKER, HUSBAND AND WIFE,

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

JOSHUA RICKERMAN AND SARAH SHOLAR RICKERMAN, HUSBAND AND WIFE,

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(s) 87, as Shown on the map entitled map of PATTERSON'S SUB OF MAPLE HILL, of record in Plat Book 332, Page 75, 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 Gary E. Kessler, Jr. and Emily R. Baker, husband and wife, by Warranty Deed from Robert Walsh, married, of record in Instrument No 20170721-0073922, in the Register's Office of Davidson County, Tennessee, dated July 11, 2017 and recorded on July 21, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATTERSON'S SUBDIVISION OF MAPLE HILL, as recorded in Plat Book 332, Page(s) 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **423 Patterson Street, Nashville, TN 37211**.

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 4th day of September, 2025.

Gary E. Kessler, Jr.

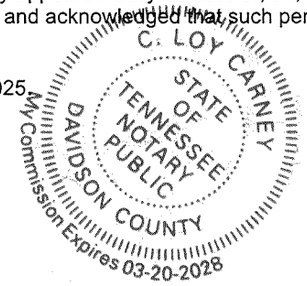
Emily R. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2025, before me personally appeared Gary E. Kessler, Jr., 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 4th day of September, 2025.

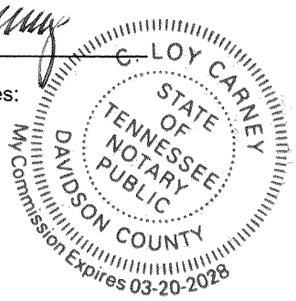
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 4th day of September, 2025, before me personally appeared Emily R. Baker, 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 4th day of September, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 4 day of September, 2025.

Affiant Signature
Date 9-4-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

