Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1320097
09/09/2025 09 38 31 AM
Fees $13 00 Taxes $3,034 00

39-B
222
Davidson County
DEEDWARR
2 pgs

20250909-0071832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Hicks and Courtney Hicks, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Franks and Cali Livingstone, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a part of Lot 65 on the Map of Re-Subdivision of Lots No. 7, 8, 9 and 10 and part of 6, 11, 12 and 13, Cumberland Nurseries, as of record in Book 332, Page 36, of the Register's Office for Davidson County, Tennessee, said part of said Lot No. 65 being described as follows:

Beginning at a point in the North boundary line of said lot, which is the Southern margin of Oriel Street, said point being three hundred (300) feet West from the intersection of Miller Avenue and Oriel Street, which intersection is the Northeast corner of said lot; thence in an Easterly direction with said boundary line and the Southern margin of Oriel Street one hundred fifty (150) feet to a point; thence at aright angle in a Southerly direction one hundred fifty-six (156) feet to a point; thence at a right angle in a Westerly direction one hundred fifty (150) feet to a point; thence at a right angle in a Northerly direction one hundred fifty-six (156) feet to the point of beginning.

Being the same property conveyed to Brian Hicks and Courtney Hicks, husband and wife by Warranty Deed from Wilhelmus S. Codington and Libby A. Codington, husband and wife of record in Instrument No. 20170503-0043331, Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 111 Oriel Avenue, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Benjamin Franks
Cali Livingstone
111 Oriel Avenue
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
119-02-0-170.00

WITNESS THE EXECUTION HEREOF this 3rd day of September, 2025.

Brian Hicks **Courtney Hicks**

State of Tennessee)
County of Davidson)

On this 3rd day of September, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Hicks and Courtney Hicks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 820,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of September, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027