BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1323923 DEEDWARR
09/18/2025 09:38:50 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250918-0074500

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Garrett R. Sickels & Maddison J. Sickels	Same as new owner	115 07 0 030.00
(NAME) 900B Gale Lane	(NAME) 900B Gale Lane	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cassandra Ann Wit and James Terence Williams, wife and husband** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Garrett R. Sickels and Maddison J. Sickels, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 604 Davidson Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of September, 2025.

GRANTOR:

Cassandra Ann Wit

James Terence Williams

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cassandra Ann Wit and James Terence Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12th day of September, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of BROOK MEADE SECTION I of record in Book 2133, page 77, Register's Office for said County to which plan reference is hereby made for a more complete description together with and subject to.

Being the same property conveyed to Cassandra Ann Wit (a/k/a Cassandra Wit) and James Terence Williams (a/k/a James Williams), a married couple, by Warranty Deed from Stephen D. Burke, an unmarried man, and Karen Dean Roach, an unmarried woman, of record in Instrument No. 20250905-0071170, in the Register's Office of Davidson County, Tennessee, dated August 26, 2025 and recorded on September 05, 2025.

Being the same property conveyed to Stephen D. Burke and Karen Dean Roach, husband and wife, by Warranty Deed from Tanya C. Radic and Zeljko Radic, wife and husband, of record in Instrument No. 20170804-0080066, in the Register's Office of Davidson County, Tennessee, dated on August 03, 2017 and recorded on August 04, 2017.