WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

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

File No.: 2025-GTE-500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derek Hicks	Same as new owner	131 01 0D 191.00
(NAME) 5025 Hillsboro Pike #22D	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Sarah Elizabeth Kennamer, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Derek Hicks, an unmarried man** (the "**Grantee**, his 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 2026 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 5025 Hillsboro Pike, 22D, Nashville, TN 37215.

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, his heirs and assigns, in fee simple forever.

Karen Johnson Davidson County
Batch# 1336399 DEEDWARR
10/21/2025 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20251021-0083861

Grantor covenants with Grantee 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 that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his 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 20 day of October, 2025.

GRANTOR: Sarah Elizabeth Kennamer by Isabelle Kennamer Dreher

Sarah Elizabeth Kennamer by Isabella Kennamer-Dreher,
her Attorney-In-Fact

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Isabella Kennamer-Dreher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, Sarah Elizabeth Kennamer, the within named bargainor, for the purposes therein contained.

WITNESS my hand, at office, this 20 day of October, 2025.

Notary Public

My Commission Expires: 1/15/29

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 191 a/k/a 22-D, on the Plan of GEORGETOWN APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sarah Elizabeth Kennamer, by Warranty Deed from J. Greogory Giffen, unmarried, of record in Instrument No. 20120926-0087519, in the Register's Office of Davidson County, Tennessee, dated September 24, 2012, and recorded on September 26, 2012.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 21, 2025.

Affiant Signature

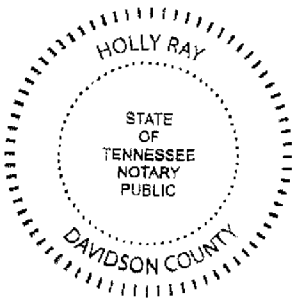
October 21, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of October, 2025.



Notary's Signature

My Commission Expires: 03/09/27