Karen Johnson Davidson County
Batch# 1338833 DEEDWARR
10/27/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20251027-0085436

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9015-WE	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 685,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2025. Notary Public MY COMMISSION EXPIRES: Rebecca Moss (AFFIX SEAL) 10-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Lee McClure Sikes and Andrew Nash Sikes	Rocket Mortgage, LLC	
1324 Barnes Rd	1050 Woodward Ave	173-00-0-123.00
Antioch, TN 37013	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carol Nixon, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Lee McClure Sikes and Andrew Nash Sikes, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 shown on the Plat of the John A. Wittes, Jr., et ux, Property of record in the Plat Book 5190, Page 457, Register's Office of Davidson County, Tennessee, and being described as follows:

Beginning in the northerly margin of Barnes Road at the southeast corner of Lot No. 398 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, Page 68, said Register's Office; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, North 09 degrees 06 minutes 16 seconds East 241.68 feet to the most westerly southwest corner of the property conveying to Clyde E. O'Brien, Sr., ct tax, by deed from I.E. Moore, etal, of record in Book 3068, Page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property South 88 degrees 21 minutes 12 seconds East 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, Page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property South 09 degrees 06 minutes 16 seconds West 259.58 feet to an iron pin in the northerly margin of Barnes Road; thence with the northerly margin of Barnes Road North 80 degrees 57 minutes 23 seconds West 137.88 feel to the point of beginning, containing 0.797 acres more or less.

Being the same property conveyed to Carol Nixon, an unmarried woman by Warranty Deed from Robert E. Wagner, unmarried of record in Instrument No. 20220909-0101133 Register's Office for Davidson County, Tennessee, dated September 7, 2022 and recorded on September 9, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1324 Barnes Rd, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 23 day of October 2025.

Carol Nixon

Carol Nixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Nixon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed ~~the~~ within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of October, 2025.

My Commission expires: 7/21/2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/23/2025 (**date of document**).

Affiant Signature

10/23/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 23rd day of October, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029