WARRANTY DEED

Karen Johnson
Batch # 1355306
12/08/2025 12 09 40 PM
Fees $13 00 Taxes $2,479 00

Davidson County
DEEDWARR
2 pgs

20251208-0097470

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
David Warren Hickman and Kalanikae Hickman, husband and wife	American Financial Network, Inc	9-41
(NAME)	(NAME)	
8024 Greenbrier Road	10 Pointe Drive, Suite 330	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251711

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, I/we, **Larry E. Oldfield and Leslie Karen Oldfield, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Warren Hickman and Kalanikae Hickman, husband and wife**, 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

Certain real property situate in Davidson County, Tennessee, and described as follows

Being the northerly part of the John T Parker and William B Parker property situated at 8024 Greenbriar Road, Davidson County, Joelton, Tennessee and recorded in Book 7376, page 359, Register's Office for said County and described as follows Beginning at an iron pin set in the easterly margin of Greenbriar Road, said pin being the northwesterly corner of the tract herein described, thence leaving the margin of said road the following calls N 75°12'57"E 420 10 feet, S 01°57'41"E 182 86 feet, S 87°00'00"E 1338 44 feet, S 26°27'15"W 232 35 feet, N 88°43'10"W 1478 83 feet to the easterly margin of Greenbriar Road, thence with the margin of said road N 27°31'49"W 361 50 feet to the point of beginning an **containing 9.76 acres, more or less,** according to survey by Campbell Surveying Co , Inc , Lic #1517, 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, dated 04/24/1991

BEING the same property conveyed to Larry E Oldfield and Leslie Karen Oldfield, husband and wife, by Warranty Deed from John T Parker and Rebecca Parker, husband and wife, dated 04/24/1991 and filed of record in Book 8343, page 806, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 8024 Greenbrier Road, Joelton, TN 37080
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 5th day of December, 2025

Larry E Oldfield

Leslie Karen Oldfield

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry E Oldfield and Leslie Karen Oldfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th of December, 2025

Notary Public
My Commission Expires
6/23/27

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires
June 23, 2027