(1)

WARRANTY DEED

File #2025111459

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/17/2029

(AFFIX SEAL)

Amanda M Clark Notary Public State of Tennessee Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bricksam Roufaeil	New Owner	176-01-0A-034.00-CO
(NAME) 7032 Hickory Pass Lane	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1356443 DEEDWARR
12/10/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20251210-0098230

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, **Bernadine Upson, single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bricksam Roufaeil, married woman** 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:

Real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Estates of Hickory Woods, Tract 5, of record in Instrument Number 20010412-0036163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Bernadine Upson by Warranty Deed from Robin Wheeler, unmarried and Linda Vaughn, unmarried of record in Instrument No. 20100405-0024797 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 05, 2010.

This conveyance is subject to: Subdivision restrictions, building lines and easements of record in 20010412-0036163 and 20010216-0015077, in the Register's Office of Davidson County, TN .; Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee, Charter of Record of record in Book 7857, Page 87 and re-recorded in Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee , in the Register's Office for Davidson County, Tennessee.; By-Laws of record in Book 7932, Page 648, in the Register's Office for Davidson County, Tennessee.; Charter of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.; Rules and Regulations of record in Instrument Number 20010614-0062709, Instrument No. 20011015-0111957 and Instrument No. 20200709-0074366, in the Register's Office for Davidson County, Tennessee.; Conveyance of Common Area of record in Instrument No. 20010814-0087811 and re-recorded in Instrument No. 20011023-0115250, in the Register's Office of Davidson County, TN.; Easement in favor of Tennessee Power Company of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.; Easement for Right of Way granted to Nashville Gas Co. of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20010208-0012477, in the Register's Office of Davidson County, TN.; Deeds granted to the Metropolitan Government of Nashville and Davidson County, Tennessee for water mains of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, page 588, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements..

unimproved ☐
This is improved ☒ property, known as **7032 Hickory Pass Lane, Antioch,TN,37013**

(House Number) (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 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 1st day of December, 2025.

Bernadine Upson

Bernadine Upson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Bernadine Upson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 1st day of December, 2025.

Commission expires:

6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by

~~RETURN RECORDED DOCUMENTS~~ TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **12/01/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **12/09/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/09/2025.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

