Karen Johnson Davidson County
Batch# 1359089 DEEDWARR
12/17/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20251217-0100478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: RES-25-408

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Hyde Park Property Trust, dated December 8, 2025	New Owner	117 13 0B 009.00 CO
(NAME)	(NAME)	
408 Hyde Park Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KEVIN E. HICKMAN AND HEATHER HICKMAN FKA HEATHER E. WATTS, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE HYDE PARK PROPERTY TRUST, DATED DECEMBER 8, 2025**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the plan of Resubdivision of Lot Nos 134 and 408, Abbottsford, a Planned Unit Development, of record in Plat Book 6050, Page 343, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin E. Hickman and Heather E. Watts, husband and wife, from Patricia Meadows, an unmarried woman, by Warranty Deed dated June 12, 2017, recorded June 14, 2017, in Instrument No. 20170614-0059610, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 408 Hyde Park, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of December, 2025.

Kevin E. Hickman

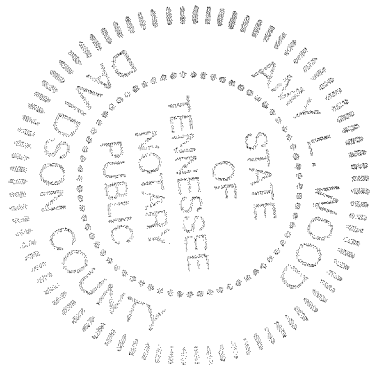
Heather Hickman fka Heather E. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2025, before me personally appeared Kevin E. Hickman and Heather Hickman fka Heather E. Watts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2025.

Notary Signature
My commission expires: 7/7/27



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Ryan Bafford, 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

December 15, 2025
Date

Affiant Signature

12/15/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 15th day of December, 2025

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512170100478