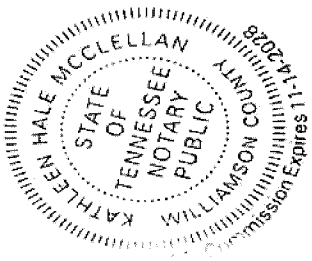
Karen Johnson Davidson County
Batch# 1359282 DEEDWARR
12/17/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20251217-0100536

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alessandra Felix	NEW OWNER	162-13-0-117.00
(NAME)	(NAME)	
425 Cedarmont Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darryl Harvey, Successor Administrator, of The Estate of Vicki Jean Redick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin Felix and Alessandra Felix, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two-A, Monte Carlo, of record in Book 4955, Page 45, Register's Office for said County.

Said Lot No. 61 fronts 75.87 feet on the northwesterly margin of Cedarmont Drive and extends back 127.03 feet on the northeasterly line and 129.49 feet on the southwesterly line to a dead line in the rear, measuring 105.25 feet thereon.

Being the same property conveyed to Vicki J. Redick, unmarried and Robbie L. Redick, unmarried from Ronald D. Smith and wife, Christina R. Smith, by Deed on November 21, 1997, of record in Book 10718, Page 771, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Cook, Trustee, from Vicki J. Redick, unmarried and Robbie L. Redick, unmarried and then from John T. Cook, Trustee to Vicki J. Redick, unmarried and Robbie L. Redick, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed on March 24, 2004, of record in Instrument Number 20040330-0035524, Register's Office for Davidson County, Tennessee. Re-recorded on September 13, 2004, of record in Instrument Number 20040913-0109861, Register's Office for Davidson County, Tennessee.

Said Robbie L. Redick having died on May 28, 2006, leaving the vesting of title to Vicki J. Redick, by rights of survivorship.

Said Vicki J. Redick having since died intestate on April 28, 2018 the property is listed in The Estate of Vicki J. Redick due to an insolvent estate as evidenced in Probate Case No. 18P-1168 In The Circuit Court for Davidson County, Tennessee (Probate Division) Said Property was brought into the Estate by Court Order filed September 19th, 2023. Said Property was approved for Sale By Court Order Approving Substitute Contract for Sale of Real

Property on December 12th, 2025.

Vicki Jean Redick and Vicki J. Redick being one and the same person.

Subject to any and all matters appearing on the Plan of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5202, page 261, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 425 Cedarmont Dr., Nashville, TN 37211

(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 my/our hands this 15th day of December, 2025.

THE ESTATE OF VICKI JEAN REDICK

Darryl Harvey as Successor Administrator

Darryl Harvey
Successor Administrator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darryl Harvey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Successor Administrator of The Estate of Vicki Jean Redick and that he as such Successor Administrator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Successor Administrator.

WITNESS my hand and seal this 15th day of December, 2025.

Notary Public Judith C. Jacobs
My Commission Expires: 2-21-27

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: 202509022

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/15/2025.

Date

Affiant Signature

12/15/2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

