WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1420928 DEEDWARR 05/14/2026 03:55:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20260514-0043671	The actual consideration or value, whichever is greater, for this transfer is 350,000.00. Hannah Mason Affiant Subscribed and sworn to before me, this the 14th day of May, 2026. Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hannah Mason	**Northpointe Bank**	025-08-0-A-207-00CO
515A Chesterfield Avenue	**3333 Deposit Drive NE**	
Goodlettsville, TN 37072	**Grand Rapids, MI 49546**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Hickman and Kalanikae Hickman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Mason, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 207 on the Final Plat of Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to David Hickman and Kalanikae Hickman, husband and wife, by Special Warranty Deed dated March 31, 2020, from NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20200401-0034827, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 025-08-0-A-207-00CO.

All matters shown on the Plan of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Parkview Preserve of record in Instrument No. 20190503-0041704, and By-Laws appended thereto, and Amended in Instrument No. 20200108-0002728, said Register's Office.

Charter of Parkview Preserve Homeowners Association, Inc., of record in Instrument No. 20190418-0035627, said Register's Office.

Conveyance of Open Space to Parkview Preserve Homeowners Association Inc., of record in Instrument No. 20220223-0020613, said Register's Office.

All matters shown on the Plan of record in Plat Book 547, Page 46, said Register's Office.

Right of Way Easement for a road of record in Book 2014, Page 308, said Register's Office.

Easement for transmission power lines to the City of Nashville, acting by and through, the Electric Power Board of record in Book 3164, Page 487, and Book 3255, Page 507, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, said Register's Office.

A Permanent Easement for an Overhang Line to the Electric Power Board of record in Book 6113, Page 624, said Register's Office.

All matters shown on the Final Plat of Right of Way Dedication of record in Instrument No. 20130110-0003257, said Register's Office.

Ingress-Egress Easement to the City of Goodlettsville of record in Instrument No. 20130118-0006195, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, said Register's Office.

This is improved property, known as 290 Dartmoor Pl, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) 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/ourselves, my/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 14th day of May, 2026.

David Hickman

Kalanikae Hickman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, David Hickman and Kalanikae Hickman, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Cindy Bloomer, 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 14th day of May, 2026.

Cindy M. Bloomer

Date: 14th day of May, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of May, 2026.

Notary Public
My commission expires: 7/11/2027

SHERRI B. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON