WARRANTY DEED

Karen Johnson Davidson County
Batch# 1424733 DEEDWARR
05/22/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260522-0047208

File No. AR-26-2165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 11/15/28

(AFFIX SEAL)

MONTGOMERY COUNTY STATE OF TENNESSEE NOTARY PUBLIC TARRA GRAYMA

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Grimes and Brent Albert Grimes	Same as New Owner	
(NAME)	(NAME)	
1209 Kenwood Drive		061-08-0-177.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jordan Hicks and Jennifer Hicks, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Grimes and Albert Brent Grimes, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot Nos 24 and 25 of Block "E" on the Plan of Section No. 2 of Jackson Park of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lots Adjoin and front together 120 feet on the Northerly Side of Kenwood Drive, as measured around a Slight Curve, and run back between lines, 180 feet 6 inches on the Easterly Line of Lot No. 24 and 157 feet 3 inches on the Westerly line of Lot No. 25 to a dead line in the rear, measuring 140 feet thereon.

Being the same property conveyed to Jordan Hicks and Jennifer Hicks, husband and wife by Warranty Deed from Elizabeth B. Carrier and Regina T. Davis, married to each other of record in Instrument No. 20190415-0034192 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 15, 2019.

This is property more commonly known as 1209 Kenwood Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 19th day of May, 2026.

Jordan Hicks

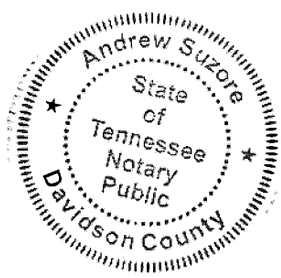
Jennifer Hicks

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of May, 2026, before me personally appeared Jordan Hicks and Jennifer Hicks, 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 19th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Joshua A. Terry, 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 5/19/26.

Affiant Signature – Joshua A. Terry

5/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON