Karen Johnson Davidson County
Batch# 1427659 DEEDWARR
06/03/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260603-0050167

WARRANTY DEED

File #26-DW-3120-J

(SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Fickert-Rowland, Luke Fickert-Rowland, and Jackson Fickert-Rowland	**New Owners**	
(NAME) **3120 Southlake**	(NAME) **1120 N 6t St**	**119-15-0-054**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

HALEY E. PLACE, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

A 33.3% INTEREST TO JOSHUA FICKERT-ROWLAND AND ERIN FICKERT-ROWLAND, HUSBAND AND WIFE, AND A 33.3% INTEREST TO LUKE FICKERT-ROWLAND, UNMARRIED, AND 33.3% INTEREST TO JACKSON FICKERT-ROWLAND, UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 all of Lot No. 66, SECTION TWO, SOUTHLAKE, according to survey and plat of same appearing of record in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Haley E. Place, single woman, by Warranty Deed from Valerie A. McDonald, married, of record in Instrument No. 20150723-0072222, in the Register's Office of Davidson County, Tennessee, dated July 17, 2015 and recorded on July 23, 2015.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, SOUTHLAKE, as recorded in Plat Book 2083, Page(s) 84 .
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2274, Page 618.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 3120 Southlake Drive, Nashville, TN 37211.

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), 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 the 13th day of May, 2026.

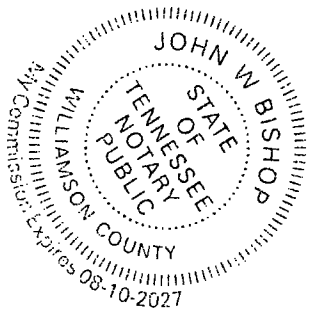
Haley E. Place

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2026, before me personally appeared Haley E. Place, 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 13th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/15/2026** (date of document).

Affiant Signature

5/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY