Karen Johnson Davidson County
Batch# 1460036 DEEDWARR
08/17/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260817-0076522

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. J. Allen Affiant Subscribed and sworn to before me, this the 5th day of August, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Larry Joel Remy Marius Niehues	MOVEMENT MORTGAGE, LLC	073-05-0-020.00
2223 Fernwood Drive	8024 CALVIN HALL RD	
Nashville, TN 37216	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DENISE G. HICKS F/K/A DENISE ELLEN GALBRAITH, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY JOEL REMY MARIUS NIEHUES, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 243, on the Map of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for said County.

Said Lot No. 243 fronts 61 feet on the Easterly Side of Fernwood Drive and runs back between parallel Lines 170 feet to a dead line.

Being the same property conveyed to Denise Ellen Galbraith, unmarried by Warranty Deed from Lauralee C. Gassie, married of record in Instrument No. 20140804-0069443 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on August 04, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2223 Fernwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2026.

Denise G. Hicks f/k/a Denise Ellen Galbraith

Denise G. Hicks f/k/a Denise Ellen Galbraith

WILLIAM T KAEMPF
Notary Public
Commonwealth of Virginia
Registration No. 366502
My Commission Expires Aug 31, 2029

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Richmond (City)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise G. Hicks f/k/a Denise Ellen Galbraith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2026.

William T. Kaempf
Notary Public
William T. Kaempf

My Commission Expires: 08/31/2029

Randal Hicks, Jr., spouse of Denise G. Hicks f/ka/ Denise Ellen Galbraith, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Randall Hicks JR

Randall Hicks, Jr.

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Richmond (City)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randall Hicks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2026.

William T. Kaempf
Notary Public
William T. Kaempf

My Commission Expires: 08/31/2029

WILLIAM T KAEMPF
Notary Public
Commonwealth of Virginia
Registration No. 366502
My Commission Expires Aug 31, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 5. 2026

Affiant Signature

12th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028