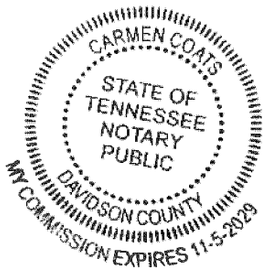
Karen Johnson Davidson County
Batch# 1482379 DEEDWARR
10/08/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20261008-0092414

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this the 28th day of September, 2026. 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:
Jennifer Hutzel	CMG MORTGAGE INC	187-09-0A-089.00-CO
4828 Kintore Drive	3160 CROW CANYON RD STE 400	
Nolensville, TN 37135	SAN RAMON, CA 94583	

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, **BRANT NICKENS AND TAYLOR NICKENS, TRUSTEES OF THE NICKENS FAMILY TRUST DATED APRIL 25, 2025,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER MARIEA HUTZEL, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY,** 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. 89 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Brant Logan Nickens and Taylor Elise Nickens, husband and wife by Warranty Deed from Joon Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20230406-0025090 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 06, 2023.

Being the same property conveyed to Brant Nickens and Taylor Nickens, Trustees of The Nickens Family Trust Dated April 25, 2025 by Quit Claim Deed from Brant Logan Nickens and Taylor Elise Nickens, husband and wife of record in Instrument No. 20250428-0032586 Register's Office for Davidson County, Tennessee, dated April 25, 2025 and recorded on April 28, 2025.

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 4828 Kintore Drive, Nolensville, TN 37135, 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 28th day of September, 2026.

Nickens Family Trust dated April 25, 2025

By: _____
Brant Nickens, Trustee

By: _____
Taylor Nickens, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
(WH)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brant Nickens and Taylor Nickens, Trustees of the Nickens Family Trust dated April 25, 2025, 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 28th day of September, 2026.

_____
Notary Public

My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

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 September 28, 2026

Affiant Signature

5th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 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