This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $332,617.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2026.

Notary Public
My commission expires: 11-5-29

Karen Johnson Davidson County
Batch# 1482424 DEEDWARR
10/08/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,230.68
20261008-0092485

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Darrell-Hicks Olivia Contessa Ramey 4539 Skywood Ln Nashville, TN 37207	NEW OWNER	050-07-0C 255.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACQUELYN OWENS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL BRIAN DARRELL-HICKS AND OLIVIA CONTESSA RAMEY, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 255, on the plan of SKYRIDGE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936, amended and restated in Instrument 20220419-0045110, amended in Instrument 20220509-0052784, supplemented in Instrument 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Jacquelyn Owens, an unmarried woman, by deed dated 11/29/2023, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20231129-0092228, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS ISIMPROVED PROPERTY KNOWN AS 4539 Skywood Ln, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of October, 2026.

Jacquelyn Owens

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacquelyn Owens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2026.

My commission expires: 7-22-30

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 5, 2026. (date of document).

Signature

Date: 10-6-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 6th day of October, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON