B0436

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621414**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this26th day of July, 2019. Notary Public My Commission Expires: 9-7-21

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 263004 DEEDWARR
07/26/2019 04:11:03 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190726-0074017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan W. Helm and Jenifer L. Helm 6116 Bresslyn Rd Nashville, TN 37205	New Owner	Tax Parcel ID No. 133-02-0-164.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark K. Nickel, unmarried and Jim Nickel, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan W. Helm and Jenifer L. Helm, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 and 4, as shown on the map entitled Airdrie Subdivision "D" Being a Re-Subdivision of Lots No. 93 to 102 of Airdrie Subdivision "C", of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ronald James Check and wife, Pamela R. Check, by deed from Leonard M. Wade and wife, Ruth C. Wade, of record in Book 4867, page 355 , dated November 7, 1974 , said Register's Office.

Ronald James Check conveyed his interest to Pamela R. Check by quitclaim deed of record in Book 7815, page 773, dated April 10, 1989, said Register's Office.

Pamela Check died on or about June 28, 2014. Her Last and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18P1386, devised the subject property to her children, MARK K. NICKEL and MICHAEL NICKEL.

MICHAEL NICKEL died intestate, on or about May 12, 2018. Upon his death, his interest in the subject property passed to his heir at law, his father, JIM NICKEL as evidenced by Affidavit of Heirship of record as Instrument No. 20190726-0074016, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 133-02-0-164.00.

Matters shown on the Plan of record in Plat Book 843, page 76, said Register's Office.

This is improved property located at 3122 Kinross Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2019.

Mark K. Nickel

Jim Nickel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark K. Nickel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jim Nickel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~26th~~ 18th day of July, 2019.

Notary Public

My Commission Expires: 05/15/2021

NICOLE DUKE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY