THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721435**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this31st day of July, 2019. Notary Public My Commission Expires: 9-4-19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 267266 DEEDWARR
08/06/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190806-0077834

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zarinah Wilson 1828 Woodland Farms Court Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064-08-0A-095.00 CO

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, **Todd Nichols and Lisa Nichols, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zarinah Bilal Wilson,*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*married woman

Land in Davidson County, Tennessee, being Lot(s) 57, as shown on the map entitled Section Three Merritt Downs, of record in Instrument No. 20040629-0076758, 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 TODD NICHOLS and LISA NICHOLS, husband and wife, by deed from BEAZER HOMES CORPORATION, A TN CORPORATION, of record in Instrument No. 20050726-0086947, dated July 22, 2005, said Register's Office.

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. 064-08-0A-095.00 CO.

Matters shown on the Plan of record in Instrument No. 20040629-0076758, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20010604-0057881, amended and restated in Instrument No. 20010702-0069864, and being further supplemented in 20040716-0085315, said Register's Office.

By-Laws of record in Instrument No. 20010608-0060786, said Register's Office.

Easement(s) of record in Book 4910, page 838, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, said Register's Office.

This is improved property located at 1828 Woodland Farms Court Old Hickory TN 37138

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 31st day of July, 2019.

Todd Nichols

Lisa Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2019.

Notary Public

My Commission Expires: 7/9/2022



TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

