Karen Johnson Davidson County
Batch# 389225 DEEDWARR
04/21/2020 11:03:17 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200421-0041561

Warranty Deed

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me this the 15th day of April, 2020

Notary Public

My commission expires

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
Cody N. Nicholas Riannon J. Maki	New Owner	084-16-0-013.00
122 McGavock Pike		
Nashville, TN 37214		

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, **NANCY L. MAYNORD NKA NANCY M. CALDWELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY N. NICHOLAS AND RIANNON J. MAKI, HUSBAND AND WIFE**, 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. 6 on the Plan of Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

Beginning on the westerly margin of the McGavock Pike at a point 200 feet south of the southerly margin of Selma Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 250 feet to the easterly line of Lot No. 7; thence with said line, southwardly 100 feet to the southeast corner of Lot No. 7; thence eastwardly 250 feet to the westerly margin of said Pike; thence with said Pike, northwardly 100 feet to the beginning; including but excluding therefrom is a tract of land being 7 feet in width and having a length of 100 feet conveyed to Davidson County, Tennessee, for road purposes for McGavock Pike, by instrument of record in book 1730, Page 629, said Register's Office.

Being the same property conveyed to Nancy L. Maynord by Deed from The Estate of Francis Whitworth of record in Book 8330, page 189, Register's Office for Davidson County, Tennessee, dated April 10, 1991 and recorded April 15, 1991.

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

The address of the herein described property is believed to be 122 McGavock Pike, Nashville, TN 37214, 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 16 day of April, 2020.

Nancy L. Maynord NKA
Nancy M. Caldwell

STATE OF FL
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy L. Maynord NKA Nancy M. Caldwell, 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 16 day of April, 2020.

WILLIAM PATTERSON
MY COMMISSION # GG 159207
EXPIRES: November 12, 2021
My Commission Expires:

Notary Public

Berry E. Caldwell, spouse of Nancy M. Caldwell, 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.

Berry E. Caldwell

STATE OF FL
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Berry E. Caldwell, 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 16 day of April, 2020.

WILLIAM PATTERSON
MY COMMISSION # GG 159207
EXPIRES: November 12, 2021
My Commission Expires:

Notary Public