**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 191224228**

Karen Johnson Davidson County
Batch# 397987 **DEEDWARR**
05/08/2020 03:17:02 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20200508-0048304

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2020.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Laura Nicholson and George Nicholson, III<br>1115 Glenwood Avenue<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>131-04-0-203.00 |

**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, **Georgia L. Wiesner and Thomas C. Wiesner, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura Nicholson and George Nicholson, III, 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) 54, as shown on the map entitled Map of M.N. Young's Park View Subdivision, of record in Plat Book 547, page 173, 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 GEORGIA L. WIESNER and THOMAS C. WIESNER, WIFE AND HUSBAND, by deed from PHILLIP C. PHY, of record in Instrument No. 20120618-0053329, dated June 14, 2012 , 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 2020 and subsequent years for Map-Par. 131-04-0-203.00.

Matters shown on the Plan of record in Plat Book 547, page 173, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20060113-0005572, said Register's Office.

This is improved property located at 1115 Glenwood Avenue Nashville TN 37204

**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.

Return to:
Rudy Title and Escrow LLC

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 5th day of May, 2020.

Georgia L. Wiesner

Thomas C. Wiesner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Georgia L. Wiesner and Thomas C. Wiesner, 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 5th day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021