Karen Johnson Davidson County
Batch# 423410 **DEEDWARR**
06/23/2020 08:46:12 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200623-0067258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Jordan N. Myers
Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Dana Dellworth
Notary Public

My commission expires: 07/06/20

(Notary Stamp)

DANA DELLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rachael N. Parsons	NEW OWNER	**187050A06300CO**
754 Westcott Lane		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ellen Rose Heimann-Nichols, a Single Woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachael N. Parsons, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Plat of Burkitt Springs Phase Two of record in Plat at Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen Rose Heimann-Nichols, a Single Woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 201606010055095 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 1, 2016. (Value of consideration shown in aforementioned deed $229,870.00.) Being also known as 754 Westcott Lane, Nolensville, Tennessee 37135.

Return to:
Ready Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
File # JM-SB-RTY-20754

SP 11/2015

This is ☒ improved ☐ unimproved property known as **754 Westcott Lane, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of June, 2020.

Ellen Rose Heimann-Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ellen Rose Heimann-Nichols, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of June, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000109-528

SP 11/2015