Karen Johnson Davidson County
Batch# 440099 DEEDWARR
07/17/2020 02:01:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200717-0078917

WARRANTY DEED

THIS WARRANTY DEED, executed this 10 day of JULY, 2020, by and between the grantor,

Pamela S. Nicosin and Louis B. Trevathan, Jr. ,wife and husband
Whose address is:
6 Buckfast Lane,Bella Vista, Arkansas 72714

and the grantee,

Louis B. Trevathan, Jr. and Pamela S. Nicosin, Trustees of the Nicosin & Trevathan Trust dated June 8, 2020, and any amendments thereto.
Whose address is:
6 Buckfast Lane, Bella Vista, Arkansas 72714

WITNESSETH: that for the sum of Ten and No/100 Dollars ($10.00)

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in ---- DAVIDSON --- County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

Commonly known as: 7120 RIVERFRONT DRIVE, NASHVILLE, TN 37221
Map/Parcel ID: 126 16 0A 458.00
Source of Title:
WARRANTY DEED FILED IN DAVIDSON COUNTY ON APRIL 3, 2018, DOCUMENT #: 20180403-0031095

EXHIBIT "A"

LAND located in Davidson County, Tennessee, being all of Lot No. 433, Final Plat of Riverwalk, Phase 3-B, according to plat and survey of same appearing of record in Instrument No. 20060106-0002328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Ralph Bailey, by Warranty Deed from Valerie Deaton Storey, unmarried, dated June 22, 2015, of record in Instrument No. 20150629-0062104 in the Register's Office of Davidson County, Tennessee.

Kimberley Bailey, spouse of Ralph Bailey, joins herein to convey any interest she may have by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060106-0002328; to restrictive covenants of record in Restrictive Covenants of record in Instrument No. 20011101-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502; to Easements and Rights granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 513, page 396; to Easements and Rights granted to easement to Tennessee Electric Power Company of record in Book 751, page 375; and Book 787, page 7; to Easements and rights-of-way taken by TVA easement of record in Book 4205, page 194; and Judgement of record in Book 4226, page 715; to Easements and rights-of-way granted to TVA set fourth in Grant of Transmission Line Easement of record in Book 4257, page 647; to Charter of Riverwalk Homeowner's Association of record in Instrument No. 20020425-0051371; to Quitclaim Deed conveying Open Space and Common Areas of Riverwalk Homeowner's Association, Inc., of record in Instrument No. 20020424-0050564; and Instrument no. 20040827-0103644; to Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619; and Instrument No. 20040817-0099486; to Declaration of Road and Utilities Access Easement of record in Instrument No. 20010706-0072536; to Storm Water Detention Agreement on record in Instrument No. 20010919-010279; Instrument No. 20021119-0143687; Instrument No. 20040318-0030734; and Instrument no. 20040826-0103240; to Landscape Agreement of record in Instrument No. 20010919-0101280; Subject to the rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee;

and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the property

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Signature: _____
Print Name: Louis B. Trevathan, Jr.
Capacity: GRANTOR

Signature: _____
Print Name: Pamela S. Nicosin
Capacity: GRANTOR

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF ARKANSAS
COUNTY OF WASHINGTON

On this 10 day of July, 2020, before me personally appeared _____
Louis B. Trevathan, Jr. and Pamela S. Nicosin, husband and wife
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal.

Signature: _____
Print Name: Jacob J. Kerksieck, Oath Law
Title: Attorney, Oath Law
My Commission Expires: _____

JACOB JACKSON KERKSIECK
MY COMMISSION # 12697277
EXPIRES: March 11, 2026
Washington County

Document prepared by:

Oath Law
1214 East 33rd Street
Tulsa, Ok 74105

Return to:

Pamela S. Nicosin & Louis B. Trevathan Jr
6 Buckfast Lane,
Bella Vista, Arkansas 72714

Mail tax statements to:
Email: pnicosin@cristofs.com
Email: buzz@trenic.net
6 Buckfast Lane,
Bella Vista, Arkansas 72714

Statement of Full Consideration:

__X__ I certify the requirement for a report of statement of full consideration paid does not apply because this deed is for one of the transactions exempted by TCA 67-4-409(a)(2)-(3)

_____ I certify that the full consideration paid for the property described in this deed is $_____.

_____ (GRANTEE OR AGENT)
Signature

PAMELA S. NICOSIN
Print name

7/10/2020
Date