THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628249

Karen Johnson Davidson County
Batch# 445472 **DEEDWARR**
07/29/2020 11:57:24 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20200729-0083449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Richard McCarron and Nancy Zeller 992 Beech Bend Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156-01-0-007.00

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, **Sarah Elizabeth Nicks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard McCarron and Nancy Zeller, 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) 816, as shown on the map entitled Section Four First Addition Harpeth Woods, of record in Plat Book 5200, page 635, 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 SARAH ELIZABETH NICKS, by deed from CHRISTOPHER WAYNE DOOLEY, of record in Book 11216, page 374 , dated November 20, 1998 , 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. 156-01-0-007.00.

Matters shown on the Plan of record in Plat Book 5200, page 635, said Register's Office.

This is improved property located at 992 Beech Bend Dr Nashville TN 37221

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 28th day of July, 2020.

SARAH ELIZABETH NICKS by HAROLD NICKS ATTORNEY-IN-FACT
Sarah Elizabeth Nicks by Harold Nicks, her
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Nicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sarah Elizabeth Nicks and that he is authorized by Sarah Elizabeth Nicks to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022