,Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1421

Karen Johnson Davidson County
Batch# 476993 DEEDWARR
09/16/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200916-0105863

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chad K. Nichols, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth N. Sweatt, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The following described real property with the improvements thereon and the appurtenances thereto in Davidson County, Tennessee, described as follows, to wit:

BEGINNING at a point on the easterly margin of Two Mile Pike, 150 feet northerly from the northwest corner of Lot No. 6 conveyed to William E. Boyd, by deed from E.H. Drake, et al, of record in Book 1716, Page 593, Register's Office for Davidson County, Tennessee, said point being also the northwest corner of Lot No. 4 on the said subdivision; thence with the line between said Lots Nos. 3 and 4 eastwardly 301 feet to a point; thence North 7 degrees West 75 feet to the southeast corner of Lot No. 2 on said subdivision; thence with the line between said Lots Nos 2 and 3 westwardly 311 feet to a point on the easterly margin of said Two Mile Pike; thence with the easterly margin of said Two Mile Pike southwardly 75 feet to the beginning.

Being the same property conveyed to Stacy R. Kimbrough, a single woman, by Quitclaim deed from Jamie R. Kimbrough, a single woman, of record in Instrument No. 20050428-0047261, Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on April 28, 2005.

Being the same property conveyed to Stacy K. Nichols and husband, Chad K. Nichols, by Quitclaim deed from Stacy K. Nichols, of record in Instrument No. 20080128-0008783, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 28, 2008.

Being the same property conveyed to Chad K. Nichols, by Quitclaim deed from Stacy K. Nichols, of record in Instrument No. 20110818-0064014, Register's Office for Davidson County, Tennessee, dated August 18, 2011 and recorded on August 18, 2011.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 146 Two Mile Pike, Goodlettsville, TN 37072.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Elizabeth N. Sweatt **146 Two Mile Pike** **Goodlettsville, TN 37072**	Southwest Funding, LP 1125 Ocean Avenue Lakewood, NJ 08701	**026-01-0-116.00**

WITNESS THE EXECUTION HEREOF this 9th day of September, 2020.

Chad K. Nichols

State of Tennessee)
County of Davidson)

On this 9th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chad K. Nichols and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 180,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of September, 2020.

Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731