WARRANTY DEED

Karen Johnson Davidson County
Batch# 502029 **DEEDWARR**
10/27/2020 12:55:58 PM 2 pgs
Fees: $13.00 Taxes: $958.30

20201027-0124296

JM-SB-CL-20-3024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/30/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Lindsay Lauren German	**American Financial Network, Inc**	
(NAME)	(NAME)	**059-04-0A-072.00-CO**
3301 Jamaica Blvd S.	**10 Pointe Drive**	
(ADDRESS)	(ADDRESS)	
Lake Havasu City, AZ 86406	**Brea, CA 92821**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL NICOLA AND ELIZA NICOLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY LAUREN GERMAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat of Brookview Subdivision, Phase 3 of record in Plat at Instrument No. 20050928-0116190, 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 Michael Nicola and Eliza Straney, tenants in common with rights of survivorship by Warranty deed from Tanya Vlahovic, an unmarried woman of record in Instrument No. 20170329-0030671 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 29, 2017.

The said Eliza Straney has since married Michael Nicola and is now known as Eliza Nicola.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20050928-0116190, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20050207-0013977; Instrument No. 20050311-0027337; Instrument No. 20060512-0055855; Instrument No. 20051102-0132731 and Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8404, Page 676; Book 5055, Page 368; Book 5750, Page 91; Book 6764, Page 59; and Book 11472, Page 960, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space/Common Area to HOA of record in Instrument Number 20051104-0134242, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3024 Ewingdale Dr, ~~Brentwood~~, Tennessee ~~37027~~** NASHVILLE 37207.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2020.

Michael Nicola

Eliza Nicola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL NICOLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZA NICOLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212