WARRANTY DEED

Karen Johnson Davidson County
Batch# 517281 DEEDWARR
11/17/2020 08:43:29 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20201117-0135276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF November, 20 20.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy L. Tuck, Trustee of the Ozzie, Inc. Land Trust date January 24, 2018 a/k/a the Ozzie, Inc. Trust Agreement	New Owner	
(NAME)	(NAME)	
1304 D Montgomery Avenue		132 14 0 020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN T. HOWELL AND JANET A. NICHOLS, HUSBAND AND WIFE,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY L. TUCK, TRUSTEE OF THE OZZIE, INC. LAND TRUST DATE JANUARY 24, 2018 A/K/A THE OZZIE, INC. TRUST AGREEMENT,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 96 on the Plan of Oak Hill Valley, of record in Plat Book 1835, Pages 15 & 16, Register's Office for said county, to which is reference is hereby made for a more complete description.

Being the same property conveyed to Janet A. Nichols and husband, Stephen T. Howell by Quitclaim Deed from Stephen F. Howell aka Stephen T. Howell and wife, Janet A. Howell aka Janet A. Nichols, of record in Instrument No. 20080225-0017840, in the Register's Office of Davidson County, Tennessee, dated February 14, 2008 and recorded on February 25, 2008.

Being the same property conveyed to Stephen F. Howell and wife, Janet A. Howell, by Warranty Deed From James T. Renfro and wife, Patsy B. Renfro, of record in Book 9428, Page 377, in the Register's Office of Davidson County, Tennessee, dated April 29, 1994 and recorded on August 4, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4611 Churchwood Dr., Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of November, 2022

STEPHEN T. HOWELL

JANET A. 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 Stephen T. Howell and Janet A. Nichols, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public