WARRANTY DEED

Karen Johnson Davidson County
Batch# 550527 DEEDWARR
01/08/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20210108-0004173

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Soria Nolasco	NEW OWNERS	
(NAME)	(NAME)	
326 Lorna Drive	326 LORNA DRIVE	096 09 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **I Jerry V. Nichols, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jose Soria Nolasco, an unmarried man and Jaime A. Soria, an unmarried man**, hereinafter called the GRANTEE(S), their 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. 156 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118 and 119 Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry V. Nichols, unmarried by Warranty Deed from Jason Bockman, married, dated 12/16/2010 and recorded 12/20/2011, of record in Instrument 201112200099178, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8441, Page 172, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201202160013682, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 326 Lorna Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1044275
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 7th day of January, 2021.

Jerry V. Nichols

State of FLORIDA
County of Brev

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry V. Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of January, 2021.

Notary Public:
My Commission Expires: 13APR2022

Michael R. Kent
Notary Public, State of Florida
My Comm. Exp April 13, 2022
Comm No GG 194577

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Ryan Lux, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON