Karen Johnson Davidson County
Batch# 592539 DEEDWARR
03/16/2021 10:36:52 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210316-0034567

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-8916-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Candace L. Nelson	NEW OWNER	147-15-0-170.00
(NAME)	(NAME)	
505 Highcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Five Thousand And No/100 Dollars ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **INTEGRICRAFT CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND PAMELA B. SIMMMONS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Candace L. Nelson, unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 14 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office of said County. Said Not Number 14 fronts 98 feet on the westerly side of Highcrest Drive and runs back 185.8 feet on the north line and 140 feet on the southerly line to a line in the rear, measuring 108 feet thereon.

Being the same property conveyed to Pamela B. Simmons and Integricraft Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated Oct. 23, 2020, from Mary Kathryn Hickerson

Thomas and William Frederick Hickerson, of record in Instrument Number 20201029-0125648, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 505 Highcrest Drive, Nashville, TN 37211
(House No.) (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 successors 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 our hands this 5 day of March, 2021.

Integricraft Construction, LLC, a Tennessee limited liability company

BY: _____
Timothy Davis, Sole Member

Pamela B. Simmmons
Pamela B. Simmmons

STATE OF TENNESSEE
COUNTY OF Cumberland

On this 5 day of March 2021, before me personally appeared **Pamela B. Simmmons** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5 day of March, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jay Timothy Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Integricraft Construction, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MAHONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY