WARRANTY DEED

Karen Johnson Davidson County
Batch# 618440 **DEEDWARR**
04/19/2021 04:05:17 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210419-0052389

DM-SB-FSBO-21-7456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerald O. Davenport and Linda L. Davenport **Tonja J Davenport**	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME) **236 Carriage**	(NAME) **1400 Veterans United Drive**	**142 02 0 197.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Columbia, MO 65203**	
(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, **GREGORY JOSEPH NICHOLS AND DANA NICHOLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERALD O. DAVENPORT AND LINDA L. DAVENPORT, HUSBAND AND WIFE AND TONJA J. DAVENPORT, SINGLE, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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. 200 on the Plan of Cross Timbers Subdivision, Section 4, of record in Plat Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Gregory Joseph Nichols & Dana Nichols (husband & wife) as Tenants by the Entireties with the right of survivorship all right, by Quitclaim Deed from Gregory Joseph Nichols (a married person) of record in Instrument No. 20050720-0084429, in the Register's Office of Davidson County, Tennessee, dated July 08, 2005 and recorded on July 20, 2005.

Being the same property conveyed to Gregory Joseph Nichols, by Quitclaim Deed from Patricia Mink Harrison of record in Instrument No. 20030702-0091753, in the Register's Office of Davidson County, Tennessee, dated July 01, 2003 and recorded on July 02, 2003.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cross Timbers Section 4, as recorded in Plat Book 4175, Page(s) 54.
- Covenants, Conditions and Restrictions as set forth in Restrictive Convenants recorded in Book 4317, Page 284.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7456 Bridle Dr, Nashville, Tennessee 37221**.

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 14th DAY OF APRIL, 2021.

Gregory Joseph Nichols

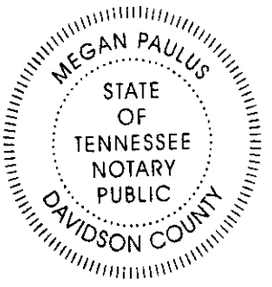
Dana Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY JOSEPH NICHOLS, 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 14th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

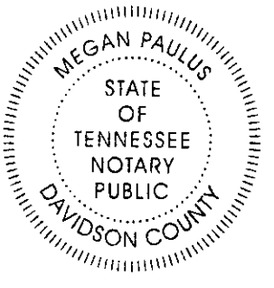


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA NICHOLS, 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 14th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212