Karen Johnson Davidson County
Batch# 637613 DEEDWARR
05/17/2021 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210517-0066042

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Michael Lovrovich and Lisa-Marie Nakasone 1001 Horseshoe Drive Nashville, TN 37216	New Owner	061-15-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew F. Nicholson and Sarah P. Nicholson, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Lovrovich and Lisa-Marie Nakasone, both unmarried,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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 Matthew F. Nicholson and Sarah P. Nicholson, husband and wife by Warranty deed from John Godwin and Victoria Godwin, husband and wife of record in Instrument No. 20171106-0113685 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 06, 2017.

Being also known as 1001 Horseshoe Drive Nashville, Tennessee 37216.

This conveyance is Subject To: (1) Taxes for 2021 and all subsequent years, liens not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 11: & (3) Restrictions of record in Book 1492, Page 151, Book 1414, Page 99, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2021.

_____(SEAL)
Matthew F. Nicholson

_____(SEAL)
Sarah P. Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2021, before me personally appeared Matthew F. Nicholson and Sarah P. Nicholson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2021.

Taylor Anderson
Notary Signature
My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah P. Nicholson
(Affiant)

Sworn to and subscribed before me this
12th day of May, 2021.

Emily Betts
Notary Public
My commission expires:
File No. 2021-499

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021