Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 646764 DEEDWARR
06/01/2021 11:03:42 AM 2 pgs
Fees: $13.00 Taxes: $6,656.30

20210601-0072913

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,799,000.00.

Affiant

Subscribed and sworn to me on May 27, 2021.

NOTARY PUBLIC

My Commission Expires: 9.30.2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34401

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
William S. Nickels Kelly J. Nickels 536 W Hillwood Drive Nashville, TN 37205	William S. Nickels 536 W Hillwood Drive Nashville, TN 37205	102-16-001

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William S. Nickels and wife, Kelly J. Nickels, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Horton Heights, Section D, as of record in Book 2133, Page 78, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Greely Drive, formerly Tombill Drive, at the corner of Lots 207 and 208; thence with the line between said lots, easterly 207 feet to a point; thence southerly 205 feet to a point in the northerly margin of West Hillwood Drive; thence with the margin of the same westerly 182 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to a point in the easterly margin of Greely Drive; thence with the margin of the same, northerly 180 feet to the beginning.

Being the same property conveyed to Kevin McGinn by Warranty Deed from James I. Lively III, married, and Patricia G. Lively, unmarried, of record as Instrument No. 20190531-0052098, dated May 31, 2019, and recorded May 31, 2019, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 536 W Hillwood Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 27 day of May 2021.

Kevin McGinn

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 27, 2021, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 27, 2021.

Kristen Jacoby

NOTARY PUBLIC

My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY