WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible] TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob B. Handy		155-08-0-E-019.00
(NAME)	New Owner (NAME)	
1228 Rockeford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Charles D. Nicholas and wife, Susan E. Nicholas,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob B. Handy and Emily B. Handy, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Final Plat of Resubdivision Bellevue Highlands, Phase 1, as of record in Instrument Number 20010202-0010398, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Charles D. Nicholas and wife, Susan E. Nicholas, by Warranty Deed from Larry A. Wilkerson, an unmarried person, dated July 21, 2004, of record in Instrument No. 20040728-0090200, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1228 Rockeford Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 646778 **DEEDWARR**
06/01/2021 11:11:56 AM 2 pgs
Fees: $13.00 Taxes: $1,872.20

20210601-0072947

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 heirs 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20010202-0010398; Restrictions of record in Book 11592, page 670 and Instrument No. 20101104-0088413; Stormwater Detention Agreement of record in Book 11509, page 615; Conveyance of open spaces of record in Instrument No. 20010924-0102911 and Instrument No. 20020506-0054929; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 28th day of May, 2021.

Charles D. Nicholas

Susan E. Nicholas

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles D. Nicholas and Susan E. Nicholas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34275

