Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 680051 **DEEDWARR**
07/20/2021 11:34:02 AM 2 pgs
Fees: $13.00 Taxes: $1,777.85

20210720-0097102

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$480,500.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Daniel Hope	New Owner	**Map 155-08-0C Parcel 065.00co**
7144 Poplar Creek Trace		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julia D. Nicholson, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Daniel Hope , unmarried

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. 65 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 7900, Pages 888 and 889, and amended Plat Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tandy B. Nicholson, Jr., and wife, Julia D. Nicholson by Warranty Deed dated August 11, 2008 from Rachel Jenine Bradley f/k/a Rachel Gragert and Scott Clifton Bradley, wife and husband, of record in Instrument Number 20080905-0091017, Register's Office for Davidson County, Tennessee. The said Tandy B. Nicholson, Jr., died on September 21, 2018, the property is now vested in Julia D. Nicholson as the surviving tenant by the entirety.

The property conveyed herein is not the place of residence of the Grantor's current spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 7900, Page 888 and Page 889, amended in Plat Book 6900, Pages 339 through 347, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 6474, Page 346, amended in Book 6486, Page 587, Book 6662, Page 433, amended in Book 7270, Page 648, Book 6804, Page 536, further amended in Book 6987, Page 966, Book 7964, Page 33, said Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions, and Restrictions for Poplar Creek Estates, of record in Book 9472, Page 824, said Register's Office. By-Laws appended thereto. 4) Charter of Poplar Creek Estates Homeowners Association, Inc, of record in Book 7120, Page 125, said Register's Office for Davidson County, Tennessee. 5) Storm Water Detention Agreement of record in Book 7899, Page 299, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **7144 Poplar Creek Trace, Nashville, TN 37211**

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 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.

Witness my/our hand(s) this **16th** day of **July, 2021.**

Julia D Nicholson
Julia D. Nicholson

STATE OF ALABAMA)
COUNTY OF Alabama **)**

Personally appeared before me, a Notary Public of said County and State, **Julia D. Nicholson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tuscaloosa, Alabama, this **16th** day of **July, 2021.**

Notary Public

My Commission Expires: 8/8/2023

TUSCALOOSA COUNTY, ALABAMA
NOTARY PUBLIC
MY COMMISSION EXPIRES
8-8-23
ALL POLICE