Karen Johnson Davidson County
Batch# 684748 DEEDWARR
07/27/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210727-0101041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23rd~~ 26th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DM-ER-21-202

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)
Irenia Bahena Flores	New Owner	
(NAME)	(NAME)	**074-12-0-126.00**
202 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **ELIZABETH W. NICHOLSON AND WIFE, SUSAN CELESTE BEARDEN, AND PAUL C. NICHOLSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRENIA BAHENA FLORES, AN UNMARRIED WOMAN,** 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. 182 on the Plan of Hermitage Hills Section Two, Revised of record in Plat Book 2900, Page 112, 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 Elizabeth Williams, unmarried by Warranty deed from Stephen Hensley and wife, Jeanette D. Hensley of record in Instrument No. 20060530-0063262 Register's Office for Davidson County, Tennessee, dated May 03, 2006 and recorded on May 30, 2006.

Being the same property conveyed to Elizabeth W. Nicholson, a married woman by Quitclaim deed from Elizabeth W. Nicholson, formerly known as Elizabeth Williams, a married woman joined by her spouse Paul C. Nicholson of record in Instrument No. 20160129-0008770 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on January 29, 2016.

Elizabeth Ann Nicholson a/k/a Elizabeth W. Nicholson and Paul Charles Nicholson a/k/a Paul C. Nicholson having since divorced and pursuant to Final Decree of Divorce and Marital Dissolution Agreement entered May 15, 2020, Case No. 20D208, in the Third Circuit Court for Davidson County, Tennessee at Nashville, subject property vested solely in Elizabeth Ann Nicholson. Paul C. Nicholson joins in this conveyance for the purpose of conveying any and all interest he may have. Subsequently Elizabeth W. Nicholson having married Susan Celeste Bearden, who joins in this conveyance for the purpose of conveying any and all interest she may have.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **202 Jacksonian Drive, Hermitage, Tennessee 37076**.

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 23rd DAY OF JULY, 2021.

Elizabeth W. Nicholson by Adam Jefferson as Attorney-in-Fact

Susan Celeste Bearden by Adam Jefferson as Attorney-in-Fact

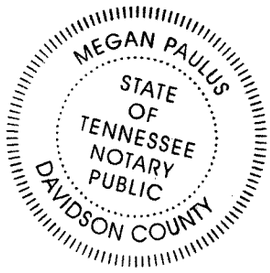
Paul C. Nicholson by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH W. NICHOLSON AND SUSAN CELESTE BEARDEN AND PAUL C. NICHOLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH W. NICHOLSON AND SUSAN CELESTE BEARDEN AND PAUL C. NICHOLSON.

Witness my hand and official seal, this the 23rd of July, 2021.

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



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

Certificate of Authenticity

I, Mark D. Headon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/23/21.
Date

Affiant Signature

7/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 2021.

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

