Karen Johnson Davidson County
Batch# 685079 **DEEDWARR**
07/28/2021 10:38:34 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210728-0101426

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue S
Nashville, TN 37
FILE #: 0-SB-BMR-21-1201

06-NSH21-02149

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Travis Nicholson, 1201 Howard Ave Nashville, TN 37216	New owner	072 03 0 152.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie Lankford, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Travis Nicholson, A Single Man,**, hereinafter called the Grantees, their successors 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 the Westerly part of Lot No. 165 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of Lot No. 165 fronts 61 feet on the Northerly side of Howard Avenue and runs back between parallel lines with the Easterly margin of Katherine Street 205.0 feet to a dead line.
>
> Being the same property conveyed to Julie Lankford, unmarried, by Warranty Deed from Marc Elliott, unmarried, and Brigid Hynes, unmarried, of record in Instrument No. 20080815-0083995 and Scrivener's Affidavit recorded in Instrument No. 20081112-0111801, in the Register's Office of Davidson County, Tennessee, dated August 13, 2008 and recorded on August 15, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1201 Howard Ave, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2021

Julie Lankford

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 26th day of July, 2021, before me personally appeared **Julie Lankford**, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

