This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12713-RR

Karen Johnson Davidson County
Batch# 685134 DEEDWARR
07/28/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210728-0101492

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2021.

Notary Public
My Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lori Nicholas and Neville Nicholas 1802 Northview Avenue Nashville, TN 37216	New Owner	072-10-2M-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alex Layman, single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lori Nicholas and Neville Nicholas, wife and husband**, hereinafter called the Grantee(s), his/her/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 Unit B, of Homes at 1800 and 1802 Northview Avenue, a Horizontal Property Regime with private elements, as shown by Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Homes at 1800 and 1802 Northview Avenue, of record in Instrument No. 20190820-0083578, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alex Layman, single by Warranty deed from M Squared LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200921-0108002 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 21, 2020..

This is improved property located at: **1802 Northview Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2021.

GRANTOR:

Alex Layman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Layman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202107280101492

Certificate of Authenticity

I, Tonya Loftin, 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 **July 26, 2021**.

Date

Tonya Loftin
Affiant Signature

July 27, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)