WARRANTY DEED

Karen Johnson Davidson County
Batch# 695845 DEEDWARR
08/12/2021 11:37:51 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210812-0108841

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trinity Investee, LLC	Same as new Owner	072-10-41-001.00 & 072-10-41-002.00
(NAME)	(NAME)	
3765 Grace Falls Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Sue Nicklos,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trinity Investee, LLC, a Tennessee Limited Liability Company,** 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 Units 1640-A, and 1640-B, on the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 1640a and 1640b Northview Avenue, Nashville, TN 37206, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B", of record in Instrument Number 20180731-0074534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee, "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as shown on Exhibit "A" as shown of record in Instrument Number 20180731-0074534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Nicklos, a single woman from Barbara T. Mayberry, Administratrix for the Estate of Carl E. Fields, and Barbara T. Mayberry, Beverly Fields, Damon Michael Fields, Gary Fields, Debbie D. Gay-Exum, Reginald Fields and Renee Fields, heirs at law of Carl E. Fields by Warranty Deed on February 2, 2007, of record in Instrument Number 20070226-0023652, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1640 Northview Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 11th day of August, 2021.

Linda Sue Nicklos

State of Tennessee
County of Davidson

Personally appeared before me Linda Sue Nicklos, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2021.

Notary Public Judith G Jacobs
My Commission Expires: 9-16-23

File No.: 202107021

