This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of September, 2021.

Notary Public
My commission expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emily Hope Williams Drinkwater 205 Still Spring Hollow Ct Nashville, TN 37221	NEW OWNER	128-16-0A 013.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. HIGGINS AND EMILY POTTER-HIGGINS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EMILY HOPE WILLIAMS DRINKWATER AND NICHOLAS CARSON DRINKWATER, a married couple,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of First Revision, Section I - Phase I, Still Spring Hollow, of record in Plat Book 7900, Page 135, 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 John D. Higgins and Emily Potter-Higgins, husband and wife, by deed dated 10/29/2014, from Randy Flowers, a single man, of record in Instrument No. 20141030-0100314, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 205 Still Spring Hollow Ct, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 723683 **DEEDWARR**
09/24/2021 02:02:14 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20210924-0128710

Witness my hand this the 23rd day of September, 2021.

John D. Higgins

John D. Higgins

Emily Potter Higgins

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John D. Higgins and Emily Potter-Higgins,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024