Karen Johnson Davidson County
Batch# 730761 DEEDWARR
10/06/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20211006-0134036

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 **DAY OF SEPTEMBER, 2021.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
COUNTY

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

06-NSH21-02919

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jacob Nichols and Hannah Nichols 633 Mercer Drive Hermitage, TN 37076	Acopia 306 Northcreek Blvd Suite 100 Goodlettsville, TN 37072	075 11 0 075.00

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, **Tim Dowd and Gina Dowd, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob Nichols and Hannah Nichols,** Husband and Wife , 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:

SBeing Lot No. 396, on the Plan of Section 3, Highlands Of Tulip Grove, as shown by plat of record in Plat Book 4675, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tim Dowd and Gina Dowd, husband and wife, by Warranty Deed from Robert H. McKown and wife, Susan P. McKown, of record in Instrument No. 20090929-0090332, in the Register's Office of Davidson County, Tennessee, dated September 25, 2009, and recorded on September 29, 2009.

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: 633 Mercer Drive, Hermitage, TN 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 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 ~~27th~~ 30th day of September, 2021

Tim Dowd

WITNESS my hand this 30th day of September, 2021

Gina Dowd

STATE OF TENNESSEE

COUNTY OF WILSON

On this 27th day of September, 2021, before me personally appeared Tim Dowd, 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: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of September, 2021, before me personally appeared Gina Dowd, 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: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/30/21.

Date

Celia Stewart-Rouse

Affiant Signature

9/30/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of Sept., 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY