Karen Johnson Davidson County
Batch# 731014 DEEDWARR
10/06/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211006-0134360

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 4 day of October, 2021.

Notary Public

My commission expires: 2-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Timothy Wilmot and Monnie Wilmot	**Wells Fargo Bank, N.A.**	**131-03-0B-125.00-CO**
4400 Belmont Park Terrace #125	**PO Box 51162**	
Nashville, TN 37215	**Los Angeles, CA 90051-5462**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Chad K. Nichols and Carol Nichols, Co-Executors of the Estate of Sue H. Nichols

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Wilmot and Monnie Wilmot, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 125 on the Plan of Arden Place, Section Two of record in Plat Book 4675, Page 119, 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 Sue H. Nichols, unmarried by Warranty deed from Federal National Mortgage Association of record in Book 8491, page 345, Register's Office for Davidson County, Tennessee; the said Sue H. Nichols having since died testate on May 5, 2021, and by her Last Will and Testament of record as Docket No. 21P1128, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Chad K. Nichols and Carol Nichols, Co-Executors of the Estate of Sue H. Nichols having been authorized to sell, transfer, and convey the subject property.

This is improved property known as **4400 Belmont Park Terrace, #125, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of October, 2021.

The Estate of Sue H. Nichols

BY:_____
Chad K. Nichols, Co-Executor

BY:_____
Carol Nichols, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chad K. Nichols and Carol Nichols, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Executors of the Estate of Sue H. Nichols and that as Co-Executors, they are authorized to execute the within instrument as the Co-Executors and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2021.

_____
Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000377-528

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 October 1st, 2021 (date of document).

Affiant Signature

October 5, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

