BOX #14

G#35041-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$425,000.00**. Affiant Subscribed and sworn to before me, this the 8th day of October, 2021. Notary Public My commission expires: Jan 3, 2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 733417 DEEDWARR
10/11/2021 09:20:07 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20211011-0136073

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Regional Holdings, LLC	**"New Owner"**	**072 10 0 007 00**
P. O. Box 707		
Clarksville, TN 37041-0707		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lyssa Nichols, formerly known as Lyssa Claire Wiles, and husband, Neal Ethan Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regional Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Lot No. 8 on the Map of Dozier Place, as of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the northerly side of Dozier Avenue and extends back 136.8 feet on the easterly line and 134.7 feet on the westerly line to a dead line, measuring 50.1 feet thereon.

BEING the same property conveyed to Lyssa Claire Wiles, unmarried, by Warranty Deed dated August 3, 2016, from Cindy Dominicus, married, of record in Instrument No. 20160804-0080917, Register's Office for Davidson County, Tennessee. The said Lyssa Claire Wiles now being married and known as Lyssa Nichols.

NEAL Ethan Nichols, spouse of the above named Lyssa Nichols, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Neal Ethan Nichols pursuant to a Specific Power of Attorney executed by him on the 5th day of October, 2021, of record in Instrument No. 20211011-0136072, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4236, Page 768, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor herein and the herein Grantee assumes any subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS is improved property, known as: **1027 Dozier Place, Nashville, TN 37216**.

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 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 hand(s) this **8th** day of **October, 2021.**

Lyssa Nichols

Lyssa Nichols f/k/a Lyssa Claire Wiles

Neal Ethan Nichols by Lyssa Nichols, Attorney-In-Fact

Neal Ethan Nichols By Lyssa Nichols, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lyssa Nichols,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **October, 2021.**

Notary Public

My Commission Expires: 9/9/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Lyssa Nichols,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Neal Ethan Nichols,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Neal Ethan Nichols** for the purpose therein contained, by signing the name of **Neal Ethan Nichols** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **October, 2021.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON