WARRANTY DEED

Karen Johnson Davidson County
Batch# 742135 DEEDWARR
10/25/2021 08:49:37 AM 2 pgs
Fees: $13.00 Taxes: $1,520.70

20211025-0142657

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$411,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
HKH Investments, LLC **a Tennessee limited liability company**	**HKH Investments, LLC** **a Tennessee limited liability company**	**147-05-0-086.00**
926 Coral Road	926 Coral Road	
Nashville, TN 37205	Nashville, TN 37205	

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

Misty Lea Nichols, unmarried

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

HKH Investments, 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 Lot No. 86 on the Revised Plan of Caldwell Hall, Section One, as of record in Book 2900, Pages 57-59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Blake A. Chaffin, unmarried, by Warranty Deed dated March 29, 2006 from Nellie A. Boyce, unmarried, of record in Instrument No. 20060331-0036958, Register's Office for Davidson County, Tennessee. The said Blake A. Chaffin having since married. The said Blake A. Chaffin and Nellie A. Boyce having since divorced by a Final Divorce Decree in Docket No. 12D-1875, filed in Third Circuit Court for Davidson County, Tennessee. Blake Alan Chaffin having quitclaimed to Misty Lea Nichols by Quitclaim Deed dated March 13, 2013, of record in Instrument No. 20130404-0033388, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Misty Lea Nichols, pursuant to a Power of Attorney executed by her on the 20th day of September, 2021, of record in Instrument No. 20211025-0142656 **, Register's Office for Davidson County, Tennessee.**

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2900, Pages 57-59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **329 Wauford Drive, Nashville, TN 37211**

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 **22nd** day of **October, 2021.**

Misty Lea Nichols BY Andrew Wood ATTORNEY IN FACT

Misty Lea Nichols by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **October, 2021.**

Notary Public

My Commission Expires: 10-7-23

