WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 746294 DEEDWARR
10/28/2021 03:33:21 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20211028-0145181

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0839

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kaleih A. Nichols	SWBC Mortgage Corp	Map: 05303009100
(NAME)	(NAME)	
1306 Berry Street	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio TX 78216	
(CITY) (STATE) (Z P)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 1306,

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

KALEIH A. NICHOLS, SINGLE WOMAN,

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. 158 on the Plan of Village of Old Hickory, Section "C" of record in Book 1424, Page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 1306, by deed from Rick McClintock, married, of record in Instrument No. 20160516-0048559, dated May 13, 2016, also see Warranty Deed in Instrument No. 20010827-0092095, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 66, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 484, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1306 Berry Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 26th day of October, 2021.

Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 1306

BY: _____
Ricky L. McClintock
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 1306 the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of October, 2021.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY