Karen Johnson Davidson County
Batch# 757207 DEEDWARR
11/17/2021 02:32:50 PM 2 pgs
Fees: $13.00 Taxes: $907.57
20211117-0153264

22920
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Jimmy Winton
Dakasha Winton
2988 Claymille Blvd.
Nashville, TN 37207

Send Tax Bills to:
NEW OWNERS
2988 Claymille Blvd
Nashville, TN 37207

Map/Parcel: 05908019700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elizabeth Nicholson, an unmarried woman** , hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Jimmy Winton and Dakasha Winton, as joint tenants, each owning ½ interest** , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Plan of Claymille Station, Phase Three, of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur Nicholson and wife, Elizabeth Nicholson by Warranty Deed from Castle Builders, Inc., dated December 21, 1994, and recorded on December 27, 1994, in Book 9555, page 703, Register's Office for said County. Pursuant to a Divorce Decree and Marital Dissolution Agreement, No. 15D-1861, title is now vested in Elizabeth Nicholson and recorded at Instrument No. 20211117-0153263 **in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to: Taxes for 2022 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2988 Claymille Blvd., Nashville, TN 37207

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 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 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) as on the date shown on the Notary forms.

Elizabeth Nicholson

Elizabeth Nicholson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Nicholson, the within named bargainor, 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 office, this 29th day of October, 2021.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $245,290.24

Elizabeth Nicholson
Affiant

Sworn to and subscribed before me, this 29th day of October, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022