Karen Johnson Davidson County
Batch# 771067 DEEDWARR
12/09/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211209-0163361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2021.

Christen Rabe
Notary Public

MY COMMISSION EXPIRES: 4/22/23

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Blackwell	John S. Blackwell	
(NAME)	(NAME)	
1506 Riverwood Drive	3080 Leeville Pike	062-13-0-049-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Dorothy J. Nichols, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John S. Blackwell**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, and described as follows:

Beginning at the southwest corner of McGavock Avenue and Williams Ferry Road or Riverwood Drive; thence with the westerly margin of McGavock Avenue, southwardly 217 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwestwardly 165 feet, more or less, to the easterly line of Lot No. 11; thence with said line, northwardly 83 feet to the southeasterly line of Lot No. 5; thence with said line, northeastwardly 108 feet to the southwesterly margin of Williams Ferry Road or Riverwood Drive; thence with same, southeastwardly 72.8 feet to the beginning.

Being the same property conveyed to Allen M. Nicholas and wife, Dorothy J. Nicholas, as tenants by the entireties by Quitclaim Deed from J. Stephen Brown, Trustee, dated 02/19/2018 and recorded 02/21/2018, of record in Instrument 201802210016381, Register's Office for Davidson County, Tennessee.

The said Allen M. Nichols having since died on 9/1/2018 leaving Dorothy J. Nichols as his sole surviving heir.

All matters shown on the plat of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1506 Riverwood Drive, Nashville, TN 37216

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of December, 2021.

Dorothy J. Nichols

Dorothy J. Nichols

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy J. Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2021.

Kimberly Rogers

Notary Public:
My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 December 6, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

