WARRANTY DEED

Karen Johnson Davidson County
Batch# 771078 DEEDWARR
12/09/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211209-0163374

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/22/2025

(AFFIX SEAL)

KRISTEN 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 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Blackwell	John S Blackwell	
(NAME)	(NAME)	
1116 Haysboro Avenue	3080 Leeville Pk	061 04 0 107.00
(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), hisr 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:

Being Lot No. 7 on the Map of Hayesboro Estates, not of record, described as follows:

Beginning on the southerly margin of Hayesboro Road, at a point 410 feet east of the northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake, et al., of record in Book 1422, Page 187, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with said Road eastwardly 65 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 202.0 feet to the beginning.

Being the same property conveyed to Allen M. Nichols and wife, Dorothy Jean Nichols, as tenants by the entireties by Quit Claim Deed from J. Stephen Brown, Trustee, dated 02/19/2018 and recorded 02/21/2018, of record in Instrument 201802210016380, Register's Office for Davidson County, Tennessee.

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

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 ☒ 1116 Haysboro Avenue, 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

