NEW OWNER:
WILLIAM CARLTON NICHOLS, II
4512 WINFIELD DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
Renasant Bank
2001 Park Place North, Ste 150
Birmingham, AL 35203

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2066

Map & Parcel
172140B092.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 775500 DEEDWARR
12/16/2021 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,673.25
20211216-0166693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars ($722,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD G. DAUER and DONNA DAUER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM CARLTON NICHOLS II and LAUREN ELIZABETH NICHOLS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 92 on the Plan of Winfield Park, Phase I, Section I, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 9700, Pages 765 through 768, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RICHARD G. DAUER and wife, DONNA DAUER by Warranty Deed from Gerald J. Kukta and wife, Mary Alice Kukta, dated May 13, 2004, and of record in Instrument No. 20040518-0058351, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4512 WINFIELD DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 765 through 768, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of December, 2021.

RICHARD G. DAUER

DONNA DAUER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD G. DAUER and DONNA DAUER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$722,500.00.**

AFFIANT

Sworn to and subscribed to before me this ~~13th~~ 14th day of December, 2021.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/13/2021 (date of document).

Jennifer Russell
Affiant Signature

12/14/2021
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

