When recorded, return to:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15316-CD

Karen Johnson Davidson County
Batch# 799540 DEEDWARR
02/03/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220203-0012715

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15316-CD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 20th day of January, 2022.

Notary Public
My Commission Expires: 12-13-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen W. Higgins 2637 Mossdale Drive Nashville, TN 37217	Kiavi Funding, Inc. 2 Allegheny Center, Nova Tower 2 Ste. 200 Pittsburgh, PA 15212 Stephen W. Higgins 2637 Mossdale Drive Nashville, TN 37217	135 16 0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Stephen J. Nichols, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Stephen W. Higgins, hereinafter called the Grantee(s), his/her/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. 597 on the Plan of Section 13, Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 597 fronts 83.49 feet on the Westerly margin of Mossdale Drive and extends back 144.83 feet on the Northerly line and 140.14 feet on the Southerly line to a dead line in the rear measuring 75.05 feet thereon.

Being the same property conveyed to William A. Evans and wife, Judith K. Evans, by Warranty Deed from Connie Strength and wife, Virginia S. Strength, of record in Book 4676, Page 139, in the Register's Office of Davidson County, Tennessee, dated

January 23, 1973 and recorded on January 26, 1973. The said William A. Evans died on May 13, 2010. The said Judith K. Evans, being the surviving tenant by the entirety, died on July 15, 2015. Stephen J. Nichols is the sole surviving heir-at-law of Judith K. Evans as evidenced by Affidavits of Heirship dated January 17, 2022 and recorded on _____, in Instrument No.__202202030012713_____ and Instrument No. __202202030012714_____, Register's Office for Davidson County, Tennessee.

Patricia Kathleen Nichols, spouse of Stephen J. Nichols, joins this conveyance, but not the warranties herein, for the purpose of relinquishing all interests, marital or otherwise, in this property.

This is improved property located at: **2637 Mossdale Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2022.

GRANTOR:

Stephen Nichols

Stephen J. Nichols

Patricia Kathleen Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen J. Nichols and Patricia Kathleen Nichols, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of January, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, CHERYL DILLON, do hereby make oath that I am 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 January 21, 2022.

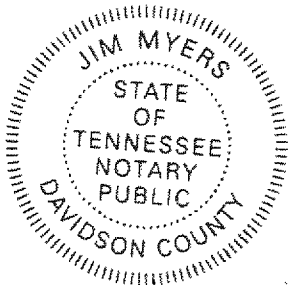
Affiant Signature

January 21, 2022
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of January, 2022.

Notary's Signature
My Commission Expires: 1/16-2024



Notary's Seal