Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 829447 **DEEDWARR**
03/28/2022 10:48:51 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20220328-0035327

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th of March, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Nicholas	James M. Nicholas	086-14-0-E-004.00 CO
(NAME)	(NAME)	
12608 Goddard Ave.	12608 Goddard Ave.	
(ADDRESS)	(ADDRESS)	
Overland Park, KS 66213	Overland Park, KS 66213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Southeastern Development Enterprise LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Nicholas and Celia S. Nicholas, as co-Trustees of The Nicholas Family Revocable Living Trust, U/A dated May 11, 2015,** HEREINAFTER CALLED THE GRANTEES, 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 Unit 4 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Green Light LLC by Warranty Deed from Allen M. Gregory, an unmarried man, dated January 31, 2020, of record in Instrument No. 20200205-0013297, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to George Danylov and Dmitri Petrovich Danylov by Quitclaim Deed from Green Light LLC, a Tennessee limited liability company, dated January 28, 2022, of record in Instrument No. 20220202-0012450, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company by Quitclaim Deed from George Danylov and Dmitri Petrovich Danylov dated January 28, 2022, of record in Instrument No. 20220202-0012451, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 523 Taffy Way, Hermitage, TN 37076

(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 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. 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on survey performed by Theodore Joseph Stevenson II, TN RLS #2136 of Ragan Smith, Job No. 19165, dated September 25, 2019; All matters of record in Instrument No. 20210831-0117188, amended by Instrument No. 20211011-0136504 and in Instrument No. 20220310-0027561; Declaration of Restrictions and Covenants for stormwater facilities and systems of record in Instrument No. 20210212-0020477; Agreement of Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20210305-0029073; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 25th day of March, 2022.

SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Southeastern Development Enterprise LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of March, 2022.

Notary Public
My Commission Expires: _____

File No.: 35763

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023