WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022.

Notary Public

COMMISSION EXPIRES: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 867171 DEEDWARR
06/03/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220603-0064491

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gowda Sreerama Pramod	Same As New Owner	161-03-0-098
(NAME)	(NAME)	
5125 Manorwood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Nathan Nichols and Brandy Renee Nichols, husband and wife and Christopher Wall, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gowda Sreerama Pramod** single man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 21 on the Plan of Section Two, McMurray Meadows of record in Plat Book 4955, page 58, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brandy Renee Contos and Nathan Nichols and Christopher Wall, as Tenant in Common by Warranty Deed from Rachel Atkin, and Steven Hodgkins, wife and husband of record in Instrument No. 20191204-0125147, recorded December 4, 2019, Register's Office for Davidson County, Tennessee. Brandy Renee Contos has since married and now goes by the name of Brandy Renee Nichols.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5125 Manorwood Court Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)
lState

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, successors 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, successors 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.

Witness our hands this 29th day of April, 2022.

Nathan Nichols

Brandy Renee Nichols by Nathan Nichols AIF
Brandy Renee Nichols
By Nathan Nichols, her Attorney-In-Fact

Christopher Wall by Nathan Nichols AIF
Christopher Wall
By: Nathan Nichols, his Attorney in Fact

STATE OF Wisconsin
COUNTY OF Marinette

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nathan Nichols, ~~Brandy Renee Nichols, and Christopher Wall,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28 day of April 2022.

Kristen L Bolssen
Notary Public
Commission Expires: 5-26-2023

KRISTEN L. BOLSSEN NOTARY PUBLIC STATE OF WISCONSIN

STATE OF Wisconsin
COUNTY OF Marinette

On this 16th day of December 2020, before me personally appeared, **Nathan Nichols,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brandy Renee Nichols and Christopher Wall** and acknowledged that she executed the same as the free act and deed on behalf of **Brandy Renee Nichols and Christopher Wall.**

Witness my hand and seal this 28 day of April 2022.

Kristen L Bolssen
Notary Public:
My Commission Expires: 5-26-2023

KRISTEN L. BOLSSEN NOTARY PUBLIC STATE OF WISCONSIN

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 28, 2022**.

Affiant Signature

April 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

