Karen Johnson Davidson County
Batch# 871306 DEEDWARR
06/14/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220614-0067522

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

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 3rd day of June, 2022.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2022-258

Address of New Owner:	Send Tax Bills to:	Tax Information:
USCMF SN Tennessee A, LL	New Owner	
8390 E. Via de Ventura F-110, #303		175 02 0B 225.00
Scottsdale, AZ 85258		

WARRANTY DEED

For and in 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

Shana L. Nichols, married f/k/a Shana L. Tucker

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

USCMF SN Tennessee A, LLC, a Delaware limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 29, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed by to Shana L. Tucker, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded December 20, 2013, in Instrument No. 20131220-0128770 in Davidson County, Tennessee Register of Deeds.

Shana L. Tucker having since married and is now known as Shana L. Nichols. Shana L. Tucker and Shana L. Nichols being one and the same person.

Robert M. Nichols, spouse of Shana L. Nichols, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1601 Sprucedale Drive, Nashville, TN 37013.**

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.

Witness our hands this 3rd day of June, 2022.

Shana L. Nichols

Robert M. Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shana L. Nichols and Robert M. Nichols, 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 Thompson's Station, Tennessee, this 3rd day of June, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 3rd, 2022.

Affiant
Date: June 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of June 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON