Karen Johnson Davidson County
Batch# 928653 DEEDWARR
10/12/2022 11:13:48 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20221012-0111854

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNE
COUNTY OF Wi

Actual consideratior
greater is $725,000.0v.

Affiant

Subscribed and sworn before me this the
11 day of October, 2022.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Jackson and Julie Jackson	Movement Mortgage, LLC	124-00-0 119.00
3245 Thoroughbred Drive	8024 Calvin Hall Road	
Hermitage, TN 37076	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES S. NICOL, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN JACKSON AND JULIE JACKSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being all of Lot No. 10, Resubdivision of Lot No. 10, Bridle Path Subdivision, Section V, according to survey and plat of same appearing of record in Plat Book 8250, page 839, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to James S. Nicol, by deed dated 08/03/2017, from Donna M. LaFevers, Executrix of the Estate of Yolanda G. Pinhal a/k/a Rita Lee and Donna LaFevers, unmarried, of record in Instrument No. 20170807-0080473, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3245 Thoroughbred Drive, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JN

Witness my hand this the 11th day of October, 2022.

James S. Nicol

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James S. Nicol, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2022.

My commission expires:

9-7-26

Notary Public

