Karen Johnson Davidson County
Batch# 929335 DEEDWARR
10/13/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20221013-0112364

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN)
County of ~~_____~~ Montgomery

The actual consideration or value, whichever is greater for this transfer is: $360,000

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of OCT, 2022.

Notary Public

My Commission expires 08 / 15 / 2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
The Nickerson Family Trust
10910 San Leon Avenue,
Fountain Valley, CA 92708
SEND TAX BILLS TO:
The Nickerson Family Trust
10910 San Leon Avenue,
Fountain Valley, CA 92708
MAP AND PARCEL NUMBER: Tax ID #: 117030A03800CO

WARRANTY DEED

22NT01380

Effective the 11 Day of OCT, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lisa Ann Thornton and Joey Charles Thornton, a married couple

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

"Joseph H. Nickerson IV. And Kristin I. Nickerson Trustees of the Nickerson Family Trust".

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Unit No. 38 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium, of record in Book 5050, Page 80, said Register's Office.

Being the same property as conveyed to Lisa Ann Thornton and Joey Charles Thornton, a married couple, by Quit Claim Deed from Rita M. Bishop dated 10/03/2016 recorded 10/07/2016 in Book NA, Page NA, as Document Number 20161007-0106128, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3000 Hillsboro Pike # 38, Nashville, TN 37215

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11 day of October, 2022

Lisa Ann Thornton

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lisa Ann Thornton,**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11 day of October, 2022

Notary Public

My commission expires: 4/12/24

PATRICIA J MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joey Charles Thornton

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Joey Charles Thornton,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11 day of October, 2022

Notary Public

My commission expires: 4/12/24

PATRICIA J MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/11/2022.

Affiant Signature

10/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON