WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19121-MC

Karen Johnson Davidson County
Batch# 936124 DEEDWARR
11/01/2022 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20221101-0117670

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11-6-2024
File No. G22-17189

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Guys on A Roof, LLC (NAME)	New Owner (NAME)	9-45
217 Gifford Place (STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cynthia F. Greer, Executor of The Estate of Clara Nicholson, Pamela Sue Nicholson Angel, Steven Neil Nicholson, and David Lynn Nicholson, devisees under Last Will and Testament of Clara Dickens Nicholson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guys on A Roof, LLC, a Tennessee Limited Liability Company**, 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 the 14th Civil District of Davidson County, Tennessee, designated as Tract #3 on a survey by Kessinger & Associates, Engineers dated April 10, 1979 and described as follows:

Beginning at an iron pin in the East margin of Greenbrier Road, said pin being located along the East margin of Greenbrier Road from an iron pin marking the Northwest corner of a three (3) acre tract of land which belongs to Herman Nicholson as follows: N 8 degrees 06' 45" E, 65.00 feet; thence N 0 degrees 42' 22" E, 75.00 feet; thence N 9 degrees 10' 30" W, 99.28 feet; thence N 15 degrees 40' 45" W, 95.00 feet; thence N 25 degrees 35' 29" W, 128.49 feet; thence N 29 degrees 36' 23" W, 100.31 feet to the point of beginning, the Southwest corner of this tract and continuing as follows: N 87 degrees 16' 57" E, 1184.91 feet to a point in the center of Sulphur Branch with an iron pin on the Southwesterly bank; thence with the center of Sulphur Branch as follows: N 82 degrees 14' 29" W, 113.66 feet; thence N 14 degrees 24' 12" W, 127.74 feet; thence N 24 degrees 19' 15" W, 324.17 feet; thence N 28 degrees 18' 43" W, 115.73 feet; thence N 8 degrees 52' 32" W, 76.52 feet to a point in the center of Sulphur Branch with an iron pin on the West bank; thence with a new line, S 889 degrees 38' 54" W, 596.83 feet to an iron pin in the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows: S 18 degrees 25' 57" W, 95.00; thence S 22 degrees 05' 41" W, 85.00 feet; thence S 27 degrees 22' 58" W, 150.00 feet; thence S 33 degrees 38' 52" W, 65.00 feet; thence S 37 degrees 24' 34" W, 150.00 feet; thence S 32 degrees 14' 30" W, 75.50 feet; thence S 24 degrees 45' 15" W, 29.98 feet; thence S 7 degrees 24' 33" W, 34.52

feet; thence S 5 degrees 16' 18" E, 30.00 feet; thence S 15 degrees 49' 14" E, 59.52 feet; thence S 29 degrees 36' 23" E, 44.69 feet to the point of beginning, containing 12.92 acres, more or less.

Being the same property conveyed to Elijah Overton Nicholson, III and wife, Clara D. Nicholson, by Warranty Deed from Overton Nicholson (while reserving a life estate), of record in Book 5557, Page 906, in the Register's Office of Davidson County, Tennessee, dated January 17, 1980 and recorded on January 22, 1980. The said Overton Nicholson (also known as Elijah Overton Nicholson Jr. and E. O. Nicholson Jr.) died on October 01, 1984. The said Elijah Overton Nicholson, III (also known as E. O. Nicholson, III) died on May 10, 2018, leaving Clara D. Nicholson as surviving tenant by the entirety. The said Clara Nicholson died on May 07, 2022, testate; pursuant to the Last Will and Testament of Clara Dickens Nicholson, Case No. 2022-PR-101, as filed in The Chancery Probate Court of The Twelfth Judicial District Franklin County, Tennessee, the subject property was devised to Pamela Sue Nicholson Angel, Steven Neil Nicholson and David Lynn Nicholson.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Pamela Sue Nicholson, Steven Neil Nicholson, and David Lynn Nicholson is signed by his/her duly appointed Attorney-in-fact Cynthia Greer, pursuant to the Power of Attorney recorded in Instrument # _20221101011766 7_____, and Instrument #___20221101011766 8_____, and Instrument #___20221101011766 9_____, said Register's Office.

This is improved property, known as 0 Greenbrier Road, Joelton, TN 37080.

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. Whenever 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 my/our hand(s) this 31st day of October, 2022.

The Estate of Clara Nicholson

Cynthia F. Greer Executor
Cynthia F. Greer, Executor

Pamela Sue Nicholson Angel by Cynthia Greer AIF
Pamela Sue Nicholson Angel, Devisee by Cynthia Greer, Attorney-In-Fact

Steven Neil Nicholson by Cynthia Greer AIF
Steven Neil Nicholson, Devisee by Cynthia Greer, Attorney-In-Fact

David Lynn Nicholson by Cynthia Greer AIF
David Lynn Nicholson, Devisee by Cynthia Greer, Attorney-In-Fact

---

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cynthia Greer, Executor of The Estate of Clara Nicholson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of October, 2022.

D. TODD HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2025

Notary Public My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cynthia Greer, Attorney in Fact for Steven Neil Nicholson, Pamela Sue Nicholson Angel, and David Lynn Nicholson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2022.

Notary Public D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 October 31, 2022

Storey Carver
Affiant Signature

10/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of October 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

