BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 942693 DEEDWARR
11/18/2022 09:26:58 AM 2 pgs
Fees: $13.00 Taxes: $319.68

20221118-0122642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,400.00

Sheila Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Douglas	New Owner	
(NAME)	(NAME)	
128 Scenic View Road		044 05 0 001.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **GREGG NICHOLSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHEILA DOUGLAS, UNMARRIED,** 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 4th Civil District of Davidson County, Tennessee, being Tract No. 4 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May, 1954, as follows:

Beginning at a point in the Southeasterly margin of Scenic Drive, 112.2 feet South of the Southeast corner of the Morgan Hurt Property, being the common corner of Tract 4 now owned by Sheila Douglas and Tract 5 now owned by Sherry Moceri; thence with the margin of said Drive, South 47 47' East 38.5 feet to the beginning of a curve; thence along said curve, Southwardly 23.56 feet to a point on the Northwesterly margin of Shelby Street; thence with the margin of said Street, South 42 13' West 120 feet to the common corner of Tracts 4 and 7; thence with the line between said Tracts, North 47 47' West 53.5 feet to the common corner of Tracts 4 and 5; thence with the line between said Tracts, North 42 13' East 135 feet to the beginning.

Current Parcel Id. 04405000100

Being the same property conveyed to Gregg Nicholson, by Warranty Deed from 128 Scenic View Trust, First Jordan, LLC, as Trustee, of record in Instrument No. 20100409-0026793, in the Register's Office of Davidson County, Tennessee, dated March 24, 2010 and recorded on April 09, 2010.

This was not the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 128 Scenic View Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 17 day of November, 2022.

GREGG NICHOLSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg Nicholson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of November, 2022.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires:

Notary Public