Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 950829 DEEDWARR
12/13/2022 10:08:29 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20221213-0129201

NICHOLS-T22243

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF December, 2022.

(Affix Seal) Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jared James Nichols and Amanda M. Nichols, husband and wife and Philip S. Young, married	NEW OWNERS	043-07-0-075.00
329 Archwood Drive		
Nashville, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHPENDI LAMAJ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JARED JAMES NICHOLS AND AMANDA M. NICHOLS, HUSBAND AND WIFE AND PHILIP S. YOUNG , MARRIED, as Joint tenants with right of survivorship hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section One, Archwood Acres, as shown on plat of record in Plat Book 2133, Page 120, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Shpendi Lamaj, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Inst # 20210929-0130792, Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 29, 2021.

( ) unimproved
This is (X) improved property known as 329 Archwood Drive, Nashville, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 9th day of December, 2022 :

Shpendi Lamaj

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SHPENDI LAMAJ, the bargainor(s), 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 at Sumner County, TN, this 9th day of December, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023