Karen Johnson Davidson County
Batch# 1002378 DEEDWARR
05/11/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230511-0035283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of May, 2023.

(Affix Seal) JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 8-20-2023

2023-04-785

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Becki C. Pickett and Richard Pickett 101 Nichols Court, #101 Nashville, TN 37205	Goldwater Bank NA 2525 E. Camelback Rd Suite 1100 Phoenix, AZ 85016	Map/Parcel 116-03-0E-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. Oglesby, married and Lauren Oglesby Thomas, formerly Lauren C. Oglesby, married** (incorrectly referred to in the prior deed of record as husband and wife) hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Becki C. Pickett and Richard Pickett, a married couple**, hereinafter called the GRANTEES, their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Nichols Court, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nichols Court of record in Book 6087, Page 444, as amended in Book 6096, page 70, and in Book 6197, page 642, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed.

Being the same property conveyed to Lauren C. Oglesby and husband, William R. Oglesby by Warranty deed from Harold Deane Rhodes and wife, Nan Rhodes of record in Instrument No. 2012010-0081969 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 10, 2012.

This conveyance is subject to the following: Metropolitan Nashville and Davidson County real property taxes for the year 2023, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 101 Nichols Court, #101, Nashville, TN 37205.

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 assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

The property herein conveyed has never been the principal residence of the Grantors' spouses.

Effective the 8th day of May, 2023.

William R. Oglesby

Lauren Oglesby Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2023, before me personally appeared William R. Oglesby and Lauren Oglesby Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2023.

My Commission Expires:_____

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

True Copy Certification

I, John W. Bishop, 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 this the 8th day of May, 2023.

Affiant Signature
Date 5/8/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2023

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026