Karen Johnson Davidson County
Batch# 1034397 DEEDWARR
08/03/2023 02:32:05 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20230803-0060176

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1665

WARRANTY DEED

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00..

Janet L. Dais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 1/28/26

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANTHONY WRAY NICHOLSON **1347 Dickerson Bay Drive** **Gallatin, TN 37066**	**SAME**	**052-03-0-163.00**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SHEILA F. DEIDERICH, Unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO** **ANTHONY WRAY NICHOLSON and wife, MELISSA KAYE NICHOLSON**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Rosewood Subdivision, of record in Book 6900, page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Sheila F. Deiderich, by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated July 16, 2003 and recorded July 18, 2003 in Instrument No. 20030718-0101120, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 632 Kinsey Boulevard, Madison, TN 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 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 31st **day of July, 2023.**

Sheila F Deiderich
SHEILA F. DEIDERICH

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SHEILA F. DEIDERICH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Elk Grove Village ILLINOIS **, on this** 31 **day of July, 2023.**

Kathleen Formas
Notary Public

My Commission Expires: 01/31/24

OFFICIAL SEAL
KATHLEEN FORMAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/31/24