23796

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 1045713 DEEDWARR
09/05/2023 08 30 57 AM 2 pgs
Fees $13 00 Taxes $758 50

20230905-0069056

WARRANTY DEED

Address New Owner(s):
Nicole Diane Nichols
1410 Quail Run
Nashville, TN 37214-4225

Send Tax Bills to:
NEW OWNER

Map/Parcel: 108080E01000CO

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 hereby acknowledged, I/we, **Charles J. Whitaker, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Nicole Diane Nichols, an unmarried woman,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 10, Lot 63, QUAIL VALLEY, PHASE 6, SECTION 3, as shown on Condominium Site Plan of record in Plat Book 5800, pagesd 127 and 128, as established under Master Deed of record in Book 5970, page 828 in the Register's Office, Davidson County, Tennessee, to which master deed and plat reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Charles J. Whitaker, unmarried, by Warranty Deed from Carla B. Whitaker, unmarried, dated October 15, 2010, and filed at Instrument No. 20101026-0085556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2023 and subsequent years; plat of record in Plat Book 5800, pages 127 & 128; Master Deed and By-Laws filed in Book 5884, page 534 as amended, and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 1410 Quail Run, Nashville, TN 37214-4225

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 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 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/our hand(s) as on the date shown on the Notary forms.

Charles J. Whitaker

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles J. Whitaker**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of September, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $205,000.00

Affiant

Sworn to and subscribed before me, this 1st day of September, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026