WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093333 DEEDWARR
01/24/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20240124-0004744

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Nichols Diane E. Cash	Bank of Tennessee	062-02-0-015.00
(NAME) 2602 Lock Two Road	(NAME) 301 E Center St	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we **Deborah D. Howell, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark A. Nichols and Diane E. Cash, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 2A on the Plan of Zone Lot Division, Lots 1 & 2 on Plat Entitled Resubdivision of Lots 11, 12 & 13, Revised Plan Pennington Bend Estates, of record in Book 5800, Page 201, amending Book 5800, Page 115, Register's Office for Davidson County Tennessee, to which pat reference is hereby made for a more complete description.

Being part of the same property conveyed to Michael A. Howell and Deborah D. Howell, husband and wife by Warranty Deed from Timothy S. Brown a/k/a Tim Brown, married, dated 03/08/2018, of record in Instrument No. 20180309-0022462, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah D. Howell, married by Quitclaim Deed from Michael A. Howell, married, dated 12/21/2020, of record in Instrument No. 20201229-0154335, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2602 Lock Two Road, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of January, 2024.

Deborah D Howell
Deborah D. Howell

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah D. Howell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2024.

Kimberly Rogers
Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 January 23 2024

Kim Rogers
Affiant
Date: 1-23-2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of January, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY