Karen Johnson Davidson County
Batch# 1126987 DEEDWARR
04/25/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,811.63
20240425-0029983

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $759,900.00

Affiant

Subscribed and sworn to before me, this 23 day of April, 2024.

Notary Public
My commission expires: 1-11-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrea McCoy **Brenda Sowter**	New owner	**172010A05800CO**
42 Nickleby Down		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 42 Nickelby Down Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea McCoy, an unmarried woman and Brenda Sowter, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 58, on the Revised Plan of Copperfield, of record in Plat Book 6900, Page 555, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same proeprty conveyed to Erin Dias, Trustee of The 42 Nickelby Down Trust, by Warranty Deed from Barbara K Arrowsmith, unmarried woman, dated October 26, 2023, of record in Instrument No. 20231027-0084190, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peter N Arrowsmith and Barbara K Arrowsmith, by Special Warranty Deed from Federal National Mortgage Association, a corporation, dated March 12, 2002, of record in Instrument No. 20020410-0044202, in the Register's Office for Davidson County, Tennessee. Peter N Arrowsmith died August 17, 2023, leaving Barbara K Arrowsmith as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 42 Nickleby Down, Brentwood, TN 37027.

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 in 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.

_____ Date: 4-23-24

The 42 Nickleby Down Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 42 Nickleby Down Trust and that she is authorized by The 42 Nickleby Down Trust to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of April, 2024.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

Certificate of Authenticity

I, Kaitlyn Smith, 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 4/23/24.

Date

Affiant Signature

4/23/24

Date

State of TN

County of Dickson

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

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

