WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2026

Karen Johnson Davidson County
Batch# 1129652 DEEDWARR
05/01/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20240501-0031936

File #24-PA-0022-BM

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Frank Varallo, III and Megan Miller Varallo	**New Owner**	
(NAME)	(NAME)	**143 03 0 005.00**
1772 London View Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged,

CHRISTIAN NICHOLL, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS FRANK VARALLO, III AND MEGAN MILLER VARALLO, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 118 on the Plan of WARNER PARK VALLEY, SECTION 1 of record in Book 3600, Pages 12-14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 118 fronts 207.71 feet on the broken Easterly margin of Vaughns Gap Road and extends back 126.7 feet on the Northerly line and 214.45 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Christian Nicholl, an unmarried man, by Warranty Deed from Herschel L. Lovvorn and spouse, Pamela B. Lovvorn, husband and wife, of record in Instrument No. 20201130-0139100, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020, and recorded on November 30, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*County of Davidson for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WARNER PARK VALLEY, SECTION 1, as recorded in Plat Book 3600, Page(s) 12, 13 and 14 and Plat Book 3600, Page 3, 4 and 5.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3466, Page 89 as amended in Book 3534, Page 128; Book 3577, Page 511; Book 3702, Page 465 and Book 3770, Page 81.

*Easement recorded in Instrument No. 20140114-0003778.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **22 Vaughns Gap Road, 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 GRANTEE(S), their heirs and 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), 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) this the 24th day of April, 2024.

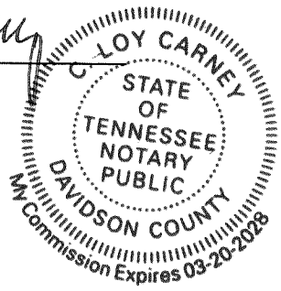
Christian Nicholl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2024, before me personally appeared Christian Nicholl, 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 24th day of April, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 24 day of April, 2024.

Affiant Signature
Date 4-24-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028