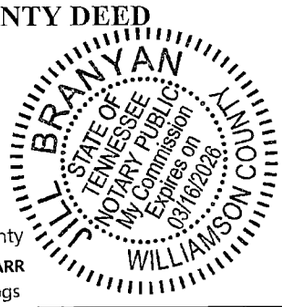
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
~~$749,900.00~~ $734,900.00 Emily Woodward Nichols
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 05/16/2024.
NOTARY PUBLIC
MY COMMISSION EXPIRES 03-16-26

Karen Johnson
Batch # 1138459
05/22/2024 03:23:01 PM
Fees: $13.00 Taxes: $2,719.13
20240522-0038273

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10222-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Emily Woodward Nichols and Jonathan Russell Nichols	FIFTH THIRD BANK	171-03-0A-163.00
1212 Fort Morgan Place	5050 Kingsley Dr.	
Brentwood, TN 37027	Cincinnati, OH 45227	

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,

Connie C. Richardson, Karen C. Russell, and Christy C. Smith

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Woodward Nichols and Jonathan Russell Nichols, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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. 73, on the Plan of Section 6-A, Fredericksburg, as shown on plat of record in Book 7900, Page 509 and amended in Book 9700, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Murph T. Cathcart and wife, Gladys E. Cathcart by Warranty Deed from Nancye C. Alderson, unmarried, dated June 6, 2007 and recorded June 7, 2007 in Instrument No. 20070607-0068440, Register's Office of Davidson County, Tennessee.

Murphy T. Cathcart, having died on May 26, 2020, his interest in said property vesting in Gladys E. Cathcart as the surviving tenant by the entirety.

Gladys E. Cathcart, having died testate on February 19, 2024, her interest in said property being devised to Connie C. Richardson, Karen C. Russell and Christy C. Smith by Last Will and Testament as shown in Case No. 24P539, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

The above described property never having been the primary residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1212 Fort Morgan Place 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 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.

Witness my hand on May 16, 2024.

⊗ Connie C Richardson
Connie C. Richardson

⊗ Karen C Russell by Connie C Richardson, Attorney-in-Fact
Karen C. Russell by Connie C. Richardson, Attorney-In-Fact

⊗ Christy C Smith by Connie C Richardson, Attorney-in-Fact
Christy C. Smith by Connie C. Richardson, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Connie C. Richardson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 16, 2024.

Russell D. Gill
Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Connie C. Richardson,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Karen C. Russell and Christy C. Smith, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Karen C. Russell and Christy C. Smith and is authorized by Karen C. Russell and Christy C. Smith to execute this instrument on their behalf.
Witness my hand and official seal, this May 16, 2024.

Russell D Gill
Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

File #: ~~2024-10222-NASH~~
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-CBB-24-1212