Karen Johnson Davidson County
Batch# 1138624 DEEDWARR
05/23/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20240523-0038473

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilkinson

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

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

Notary Public
My Commission Expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2024-893

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexandra Miga and Jeffrey Nicksa	New Owner	
1722 6th Ave N Nashville, TN 37208		081 08 0 438.00

WARRANTY DEED

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, we

Spencer Donaldson and wife, Alisha Donaldson

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alexandra Miga and Jeffrey Nicksa, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 177 and the southerly 5 feet of Lot No. 179 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 177 and the southerly part of said Lot No. 179 together front 25 feet on the easterly side of 6th Avenue North; formerly High Street, and run back between parallel lines 189 feet 8 inches more or less to an alley.

Being the same property conveyed to Spencer Donaldson, an unmarried person by Warranty Deed from Troy Stackhouse and Ryan Stackhouse of record in Instrument No. 20130320-0027580 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 20, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 1722 6th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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 hands this 23rd day of May, 2024.

Spencer Donaldson

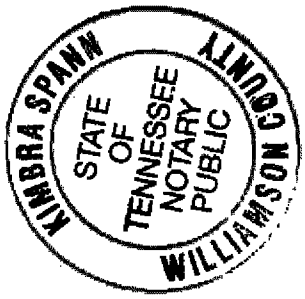
Alisha Donaldson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of May, 2024, before me personally appeared Spencer Donaldson and Alisha Donaldson, 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 23rd day of May, 2024.

Notary Signature
My commission expires: 01/17/2027



Certificate of Authenticity

I, Kinkra Spann, 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 05/23/2024.

Date

Affiant Signature

05/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY