Karen Johnson Davidson County
Batch# 1159340 DEEDWARR
07/17/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240717-0053842

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of July, 2024

Notary Public

Commission Expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua B. Escue 2026 Village Park Circle Old Hickory, TN 37138	NEW OWNER 2026 VILLAGE PARK CIRCLE OLD HICKORY TN 37138	044-15-0E-001.00-CO

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, I/WE,

Byron Scott Nickens, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua B. Escue, an unmarried man

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. 1 on the Final Plat Village Green-Phase 3A of record in Instrument No. 20180904-0087221, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Byron Scott Nickens, an unmarried man, by Warranty Deed from Village Green of Old Hickory, LLC. of record in Instrument No. 20200617-0062637 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 17, 2020.

Kelly Nickens, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2026 Village Park Circle, Old Hickory, TN 37138

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 so 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.

Dated this the 16th day of July, 2024.

Byron Scott Nickens

Kelly Nickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2024, before me personally appeared Byron Scott Nickens and Kelly Nickens, 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 16th day of July, 2024.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2-22-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 16, 2024**.

Date

Affiant Signature

July 17, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **17** day of **July**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)