WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164556 DEEDWARR
07/31/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20240731-0057987

State of Tennessee
County of Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 10/16/24

(AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Nicol	New Owner	12400005400
(NAME)	(NAME)	
3218 Deer Creek Trail South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Trang My Thi Nguyen, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Nicol, a single 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 the 4th Civil District of Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors and described as follows:

Beginning at a point in the westerly margin of South Mt Juliet Road, said beginning point being 250 feet generally South, as measured along South Mt Juliet Road form the southeast corner of property conveyed to Co-op Properties, Inc., in Deed Book 365, Page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt Juliet Road South 3° 08' West 200 feet to a point; thence leaving South Mt. Juliet Rd., South 83° 03' West 1110.31 feet to a point; thence North 4 ° 19' east 200 feet to a point; thence North 83 ° 01' east 1106.25 feet to the point of beginning and containing 5.01 acres.

Being the same property conveyed to Trang My Thi Nguyen, unmarried, by deed of record in Instrument NO. 20130918-0098230 , Register's Office for Davidson County, Tennessee.

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

unimproved ☑

This is improved ☐ property, known as 6161 S Mount Juliet Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20th day of June, 2024.

Trang My Thi Nguyen

State of Tennessee
County of Davidson

Personally appeared before me Trang My Thi Nguyen, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2024.

Notary Public
My Commission Expires: _____

File No.: 17266

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/24.

Affiant Signature – Joshua A. Terry

7/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27