Karen Johnson Davidson County
Batch# 1206367 DEEDWARR
11/19/2024 07:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20241119-0089332

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/14/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-13575-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Robert Tyler Nichol and Kathleen Nichol	**New Owner**	052-10-0-003.00
772 Howse Avenue		
Nashville, TN 37115		

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.

Kelsea Nicole Whitley, a single woman

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

Robert Tyler Nichol and Kathleen Nichol, husband and wife

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 a part of the R.L. Alexander Tract of 18.84 acres, of part of the 11.B. Chadwell Tract, and also being part of Lot No. 30 of the A.B. Chadwell Tract, as of record in Book 421, page 61, and described according to a survey made by T.R. Sanford, dated July 16, 1965, as follows:

Beginning at a point in the westerly margin of Howse Avenue, 2329 feet, more or less, from the center line of Neely's Bend Road; thence along Howse Avenue, south 1 degrees 01 minutes west 142 feet to a point in a fence line; thence with said fence in a westerly direction 90 feet, more or less to the Tract marked "Fleming" on said curve; thence with Fleming's east line and with a fence, north 20 degrees 30 minutes west 189 feet to a point; thence south 88 degrees 59 minutes east, 152.04 feet to the beginning.

Being the same property conveyed to Kelsea Whitley and husband Justin Whitley by Warranty Deed from Mary E. Donoho, unmarried of record in Instrument No. 20141030-0100041 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 30, 2014. (Value of consideration shown in aforementioned deed $140,000.00.)

Being the same property conveyed to Kelsea Nicole Whitley, a single woman, by Quitclaim Deed from Justin Robert Whitley, a single man, dated August 13, 2021 and recorded August 23, 2021 in Instrument No. 20210823-0113360, Register's Office of Davidson County, Tennessee.

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 772 Howse Avenue Nashville, TN 37115

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 November 14, 2024.

Kelsea Nicole Whitley

Kelsea Nicole Whitley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelsea Nicole Whitley, 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 November 14, 2024.

Notary Public

My Commission Expires: 7/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2024-13575-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 14, 2024.

J. Carlton Drumwright

November 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 14, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY