BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch # 1221168 DEEDWARR
12/30/2024 09:58:12 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20241230-0100902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF Dec, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-12-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Tichenor & Carly M. Nichols	NEW OWNER	
(NAME)	(NAME)	
124 Greenlawn Drive		083 14 0 236.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PAT WAGGONER, EXECUTOR OF THE ESTATE FOR WILLIAM R. JORDAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. TICHENOR AND CARLY M. NICHOLS**, Married, 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 THE EASTERLY 50 FEET OF LOT NO. 319 ON THE MAP OF THE EDGEFIELD LAND COMPANY'S SECOND OR SPRING SUBDIVISION, OF RECORD IN PLAT BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LILLIAN STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO ANOTHER ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. JORDAN AND WIFE, AGNES K. JORDAN, BY WARRANTY DEED FROM KELZIE H. MILLER AND WIFE, MARY KATHLEEN MILLER, OF RECORD IN BOOK 2810, PAGE 551, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 1958 AND RECORDED ON OCTOBER 27, 1958. THE SAID ORA AGNES JORDAN DIED JULY 12, 2008, LEAVING HER HUSBAND, WILLIAM R. JORDAN AS THE SURVIVING TENANT BY THE ENTIRETIES. WILLIAM R. JORDAN DIED TESTATE ON OCTOBER 17, 2022, SAID WILL DIRECTS THE PROPERTY TO BE SOLD AS PART OF THE PROBATE ESTATE, PURSUANT TO PROBATE CASE NO. 22PR-12712, FILED IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE.

W.R. JORDAN, WILLIAM R. JORDAN AND WILLIAM ROBERT JORDAN, ARE ONE OF THE SAME.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND ALL OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

UNIMPROVED
THIS IS IMPROVED X PROPERTY, KNOWN AS 1620 LILLIAN ST., NASHVILLE, TN 37212

(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 HAND THIS 20 DAY OF December, 2024

THE ESTATE OF WILLIAM R. JORDAN

BY: Pat Waggoner

PAT WAGGONER, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PAT WAGGONER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO ACKNOWLEDGED THAT HE IS THE EXECUTOR OF THE ESTATE OF WILLIAM R. JORDAN, AND WHO FURTHER ACKNOWLEDGED THAT HE IS AUTHORIZED TO EXECUTE THE WITHIN INSTRUMENT AS EXECUTOR OF WILLIAM R. JORDAN SAID ESTATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF December, 2024.

COMMISSION EXPIRES:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

NOTARY PUBLIC

MO2024-1341