WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(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
Nicholas Investments, LLC	NEW OWNER	
(NAME) 5109 Trousdale Drive	(NAME)	082 08 0 351.00
(ADDRESS) Nashville, TN 37220-2036	(ADDRESS)	
(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, **MICHAEL B. BLIGH, CONSERVATOR OF LEWIS W. HARRISON JR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 5 on the Plan of HOUSE AND SIMONTON'S SUBDIVISION OF LOTS NO. 1 TO 16 INCLUSIVE IN STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, now East Nashville, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis W. Harrison, Jr., by Warranty Deed from Stephanie Christian and Van E. Christian, II, of record in Instrument No. 20021014-0125679, in Register's Office of Davidson County, Tennessee, dated October 7, 2002 and recorded on October 14, 2002.

Michael B. Bligh is the conservator of Lewis W. Harrison Jr., under docket No. 24P637, in the Eighth Circuit Court for Davidson County, Tennessee Probate Division. Order dated December 12, 2024, by court approved Purchase Sale Agreement dated November 15, 2024 and approved the conservator to convey the property pursuant to the terms thereof.

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 947 Mansfield St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1223153 DEEDWARR
01/03/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,186.70
20250103-0000753

MO2024-1515

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

MICHAEL B. BLIGH, CONSERVATOR OF LEWIS W. HARRISON JR.

BY: Michael B. Bligh

MICHAEL B. BLIGH, CONSERVATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, duly commissioned and qualified, Michael B. Bligh, Conservator of Lewis W. Harrison Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of December, 2024.

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/13/25

Commission expires:

Notary Public

MO2024-1515

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/30/24.

Affiant Signature

12/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY