Karen Johnson Davidson County
Batch# 1234843 DEEDWARR
02/06/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250206-0009187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026 (AFFIX SEAL)

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

B-RR-25-120-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Nicole Purcell	New Owner	
(NAME)	(NAME)	
120 Kingston St, A		**071 03 0A 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NICOLE L. WARD, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN NICOLE PURCELL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, of the Plan of 120 KINGSTON, of record as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for 120 KINGSTON, a Townhouse Planned Unit Development, in Instrument Number 20161230-0137669, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole L. Holmes, an unmarried woman, by Quitclaim Deed from Nicole L. Holmes, a single woman and Ryan Brewer, a single man, of record in Instrument No. 20190918-0094797, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019, and recorded on September 18, 2019.

Nicole L. Holmes having married, is now known as Nicole L. Ward, a married woman. Said property was never the primary residence of her spouse.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161230-0137669.
- Easement recorded in Instrument No. 20180223-0017518.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Kingston St, A, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF FEBRUARY, 2025.

Nicole L. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE L. WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of February, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 2/3/2025.

Affiant Signature – Joshua A. Terry

2/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27