Karen Johnson
Batch # 1236800
02/13/2025 11 31 31 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20250213-0010996

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-25-120

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-25-224

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2025

Notary Public

Commission Expires

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith G. Nicholls 120 West Marthona Road Madison, TN 37115	Same as New Owner	042-15-0-033.00

WARRANTY DEED

FOR AND IN 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,

Lindsey Elizabeth Owen, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith G. Nicholls, a married 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 Davidson County, Tennessee, being Lot Nos 35, 36, 37 and 38, Block C on the Plan of Marthona, not of record, and described according to a survey made by J A Mefford, Surveyor, December 1937, as follows

Beginning at a point in the Westerly margin of Ezell Road West, now Marthona, 650 3 feet South of the Southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lot Nos 34 and 35, running thence Southerly along the Westerly margin of Ezell Road West 100 feet, thence Westerly and at right angles to Ezell Road West 275 feet, thence Northerly and parallel to the first course 100 feet, thence Easterly 275 feet to the point of beginning

Being the same property conveyed to Matthew Andrews and Lindsey Andrews, husband and wife by Warranty Deed from Robin E Hood and wife Melissa D. Hood of record in Instrument No 20170830-0089196 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 30, 2017

Being the same property conveyed to Lindsey Elizabeth Owen, a single person by Quitclaim Deed from Matthew Lee Andrews, a single person, of record in Instrument No 20240520-0037419 Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on May 20, 2024

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 120 West Marthona Road, Madison, 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, their heirs and assigns forever; and we so 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.

Dated this the 7th day of February, 2025.

Lindsey Elizabeth Owen

Lindsey Elizabeth Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of February, 2025, before me personally appeared Lindsey Elizabeth Owen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2025.

Notary Signature
My commission expires: 7/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON