This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $276,700.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2025.

Notary Public
My commission expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1259907 DEEDWARR
04/14/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,023.79
20250414-0028265

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Grey Street Properties, LLC 4745 Aaron Dr. Antioch, TN 37013	New Owner 104 Rod Roy Ct. Franklin, TN 37064	173-04-0A 065.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUSTIN W. NICHOLAS AND LINDSEY NICHOLAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey GREY STREET PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase 1 of Oak Highlands, as of record in Plat Book 6900, pages 432 thru 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dustin W. Nicholas, Unmarried, by deed dated 04/27/2007, from Rodney C. Evans and wife, Kristina G. Evans, of record in Instrument No. 20070508-0055047, Register's Office for said County.

Lindsay Nicholas, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4745 Aaron Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11 day of April, 2025.

Dustin W. Nicholas

Lindsey Nicholas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dustin W. Nicholas and Lindsey Nicholas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4-1-25 (date of document)

Regina Sullo

Affiant Signature

Apr. 14, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of Apr. 1, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

