WARRANTY DEED

Karen Johnson
Batch # 1279514
05/30/2025 09 20 20 AM
Fees $13 00 Taxes $2,035 00
Davidson County
DEEDWARR
2 pgs
20250530-0042482

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025

Notary Public

MY COMMISSION EXPIRES 11.22.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eugenia Amber Nichols	Eugenia Amber Nichols	09502004400
(NAME)	(NAME)	
2604 Lock Two Road	2604 Lock Two Road	09502004400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eugene Alan Nichols, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eugenia Amber Nichols, a single woman,** 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 160 on the Plan of Donelson Hills Subdivision of record in Plat Book 2331, Page (s) 22-23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Eugene Alan Nichols, an unmarried man, by deed from Rian L Greenberg and Wendy L Greenberg, husband and wife and Linda L Greenburg, Trustee of Linda L Greenberg, Trustee of the Ronald E Greenberg and Linda L Greenberg Trust dated November 6, 1990, dated 03-26-2021 of record in Instrument #20210331-0042128, Register's Office for said County

unimproved ☐

This is improved ☑ property, known as 247 Graeme Dr , Nashville, TN 37214
(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/our hands this 21st day of May, 2025

Eugene Alan Nichols

State of Tennessee
County of Davidson

Personally appeared before me Eugene Alan Nichols, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 21st day of May, 2025

Notary Public Judy Reed
My Commission Expires 11-22-25

File No 3208

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD