Karen Johnson
Batch # 1279515
05/30/2025 09.21 43 AM
Fees $13 00 Taxes $1,202 50
Davidson County
DEEDWARR
2 pgs
20250530-0042483

WARRANTY DEED

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 $325,000 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	06202001200
(NAME)	(NAME)	
2604 Lock Two Road	2604 Lock Two Road	
(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, **Alan Nichols, an unmarried 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

Being Lot No 1,Unit "B", Zone Lot Division of Lots 1 and 2 on the plat entitled re-subdivision of Lots 11, 12 & 13, Revised plan of Pennington Bend Estates, as of record in Plat Book 5800, page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Alan Nichols, an unmarried man, by Warranty Deed from Michael A Howell, married, of record in Instrument No 20100603-0042699, Register's Office for Davidson County, Tennessee, dated June 16, 2021

unimproved ☐

This is improved ☑ property, known as 2604 Lock Two Road, 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

Alan Nichols

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me 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
My Commission Expires 11.22.25

File No 3209

