THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1320832 DEEDWARR
09/10/2025 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072436

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

CHRISTOPHER MARVIN NISCHAN, as Trustee, Affiant

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Subscribed and sworn to before me,
this 10th day of September, 2025.

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Christopher Marvin Nischan, as Trustee of the Christopher Marvin Nishan Revocable Trust 3502 Amanda Avenue Nashville, TN 37215	Christopher Marvin Nischan, as Trustee of the Christopher Marvin Nishan Revocable Trust 3502 Amanda Avenue Nashville, TN 37215	117 11 0 052.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **CHRISTOPHER MARVIN NISCHAN** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **CHRISTOPHER MARVIN NISCHAN, as Trustee of the CHRISTOPHER MARVIN NISCHAN REVOCABLE TRUST under agreement dated September**

10, 2025, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:
>
> Beginning at a point in the easterly margin of Amanda Street, 155 feet southerly from the southerly margin of Woodmont Avenue, being the corner of Lots Nos. 62 and 63; thence with the line between said lots, easterly 200 feet to the corner of said lots and of Lot 41 and 42; thence with the line between Lots 42 and 62, southerly 200 feet to the corner of Lots 42, 43, 61, and 62; thence with the line between Lots 61 and 62, westerly 200 feet to the easterly margin of Amanda Street; thence with the margin of the same, northerly 200 feet to the point of beginning.
>
> Being the same property conveyed by Anthony W. Kilroy to Christopher Marvin Nischan by deed dated March 27, 1995, recorded in Book 9629, page 535, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 3502 Amanda Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself and his successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 10th day of September, 2025.

CHRISTOPHER MARVIN NISCHAN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER MARVIN NISCHAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of September, 2025.



Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 10, 2025.

9-10-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of September, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029