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 $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 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
Eugene Alan Nichols	FirstBank	06202001100
(NAME)	(NAME)	
2948 McGavock Pk.	732 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1322704 DEEDWARR
09/16/2025 08:45:12 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20250916-0073680

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, **Michael A. Howell Sr., married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eugene Alan Nichols, 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 No. 2B on the Plan of Zone Lot Division, Lots 1 & 2 on Plat Entitled Resubdivision of Lots 11, 12 & 13, Revised Plan of Pennington Bend Estates, of record in Book 5800, page 201, amending Book 5800, page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael A. Howell, married by Deborah D. Howell, married, by Quitclaim Deed dated 12-21-2020 and filed for record on 12-29-2020 in Instrument No. 20201229-0154334, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2600 Lock Two Rd., 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 our hands this 5th day of September, 2025.

Michael A. Howell Sr.

State of Tennessee
County of Davidson

Personally appeared before me Michael A. Howell Sr., 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 5th day of September, 2025.

Notary Public
My Commission Expires: 11.22.25

File No.: 3237

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