Karen Johnson
Batch # 1340231
10/30/2025 10 40 47 AM
Fees $13 00 Taxes $1,143 30

Davidson County
DEEDWARR
2 pgs

20251030-0086425

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9022-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,000 00 Nanci L. Milam Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF OCTOBER, 2025 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nanci L Milam	One National Bank	
759 Tulip Grove Road, #1501	One Main Street	075-12-0C-006 00-CO
Hermitage, TN 37076	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nicholas Craig Shoulta and Rose Marie Patricia Lane, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nanci L Milam, an unmarried 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

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 1501, on the Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicholas Craig Shoulta, an unmarried man and Rose Marie Patricia Lane, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from Michael A. Lett and Michael F. Lett of record in Instrument No. 20220323-0033260 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 23, 2022. ***The said Nicholas Craig Shoulta and Rose Marie Patricia Lane having since married.***

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This improved property known as **759 Tulip Grove Road, #1501, Hermitage, TN 37076**

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 the 24th day of October, 2025

Nicholas Craig Shoulta

Rose Marie Patricia Lane

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicholas Craig Shoulta and Rose Marie Patricia Lane, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 24th day of October, 2025

My Commission expires 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. Y-VH-25-759