Karen Johnson
Batch # 1349708
11/21/2025 09 47 17 AM
Fees $13 00 Taxes $647 50

Davidson County
DEEDWARR
2 pgs

20251121-0093130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$175,000.00** (One Hundred Seventy Five Thousand)

AFFIANT

Subscribed to and sworn before me this 20th day of November, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Clark & Huddleston Properties, LLC 49 CC Camp Road Cookeville, TN 38501	**SAME AS NEW OWNER**	043-07-0-100.00

WARRANTY DEED

FOR AND IN 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, I/WE, **GRAHAM NICHOLS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CLARK & HUDDLESTON PROPERTIES, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE **GRANTEE(S),** 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 and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S35°47'52"E 363.12' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E 164.93' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said River S62°07'42"W 164.92' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

Being a portion of the same property conveyed to Graham Nichols by Warranty Deed from HomePlacers, LLC, a Tennessee limited liability company of record in Instrument No. 20181015-0101809 Register's Office for Davidson County, Tennessee, dated October 9, 2018 and recorded on October 15, 2018.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as **370 RIO VISTA DRIVE** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 20th day of November, 2025

Graham Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Graham Nichols** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of November, 2025

Notary Public

Commission Expires: July 3, 2028

