Karen Johnson Davidson County
Batch# 1361143 DEEDWARR
12/23/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20251223-0101987

38972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is **$245,000.00** (Two Hundred Forty-Five Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of December, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029
(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:
Tatum Stewart Tucker 2025 Woodmont Boulevard #209 Nashville, TN 37215	Old National Bank PO Box 918 Evansville, IN 47706	117-11-0J-209.00-CO

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, **WILLIAM R. NICHOLS AND DEANA G. NICHOLS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TATUM STEWART TUCKER, UNMARRIED WOMAN,** 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, being Unit No. 209, of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to William R. Nichols and wife, Deana G. Nichols by Warranty Deed from The Garden Partners, a Tennessee general partnership of record in Instrument No. 20050421-0044732 Register's Office for Davidson County, Tennessee, dated April 13, 2005 and recorded on April 21, 2005.

Being the same property conveyed to Deana G. Nichols by Quitclaim Deed from William R. Nichols, married of record in Instrument No. 20081015-0103918 Register's Office for Davidson County, Tennessee, dated October 09, 2008 and recorded on October 15, 2008.

Being the same property conveyed to William R. Nichols and Deana G. Nichols, husband and wife by Quitclaim Deed from Deana G. Nichols, a married woman of record in Instrument No. 20130510-0047499 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on May 10, 2013.

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:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2025 WOODMONT BOULEVARD #209** **NASHVILLE, TN 37215**

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.

LTSR Number: GTE File: 2025117635

WITNESS, this 19th day of December, 2025

William R. Nichols

Deana G. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of December, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William R. Nichols and Deana G. Nichols,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of December, 2025.

Notary Public

Commission Expires: July 3, 2028

RYAN WESLEY PRATT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 3, 2028
COUNTY OF DAVIDSON

LTSR Number:

GTE File: 2025117635

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/19/25 (date of document).

Affiant Signature

12/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027