Karen Johnson Davidson County
Batch # 1365256 DEEDWARR
01/05/2026 02:31 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20260105-0000499

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2025.

NOTARY PUBLIC

My commission expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25-283

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicole S. Nielsen and Margaret Kimberly Colvard	SAME AS NEW OWNER	064-02-0-123.00
(NAME)	(NAME)	
103 Chadds Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tim Watkins Revocable Trust, Dated June 5, 2019,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicole S. Nielsen, a single woman, and Margaret Kimberly Colvard, a single woman, as tenats in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Subdivision Plat: Lot 1 & 2 of Tim Watkins' Shute Lane Property, of record as Instrument No. 20250207-0009501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to TIM WATKINS, by deed from GEORGE R. WAUFORD, of record as Instrument No. 20180314-0024196, dated March 8, 2018, said Register's Office.

TIM WATKINS conveyed said property to THE TIM WATKINS REVOCABLE TRUST, DATED JUNE 5, 2019, TIM WATKINS, AS TRUSTEE, by Quitclaim Deed of record as Instrument No. 20190625-0061231, dated June 6, 2019, said Register's Office.

Also being part of the same property conveyed to TIM WATKINS, by deed from GEORGE R. WAUFORD, of record as Instrument No. 20180314-0024199, dated March 8, 2018, said Register's Office.

TIM WATKINS conveyed said property to THE TIM WATKINS REVOCABLE TRUST, DATED JUNE 5, 2019, TIM WATKINS, AS TRUSTEE, by Quitclaim Deed of record as Instrument No. 20190625-0061235, dated June 6, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 233 Shute Lane, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2025.

Tim Watkins Revocable Trust, dated June 5, 2019

BY: _____
Tim Watkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Tim Watkins Revocable Trust, dated June 5, 2019, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2025.

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY