Karen Johnson Davidson County
Batch# 1443658 DEEDWARR
07/09/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260709-0062087

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Veronica Carrillo Munoz and Angely Leyva Carrillo	New Owner	Map: 163-00-0-016.00
(NAME) 4916 Ottenville Ave.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON NICHOLSON AND CARRIE NICHOLSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VERONICA CARRILLO MUNOZ, AN UNMARRIED WOMAN AND ANGELY LEYVA CARRILLO, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 37 on the Plan of Shields Antioch Lands, of record in Book 57, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts one hundred feet on Ottenville Avenue and runs back a depth of 178 feet.

Included in the above description but expressly Excluded therefrom is the Easterly 25 feet of Lot No. 37, conveyed to Arthur Buchanan and wife, Roslyn D. Buchanan by deed from Dock Robinson (also known as Dock Robertson), of record in Book 3530, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Nicholson and Carrie Nicholson, husband and wife, by deed from 1 Public Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241212-0096549, dated December 10, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 111, said Register's Office; (3) Right of Way Deed to Davidson County of record in Book 1784, Page 291, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4916 Ottenville Ave., Antioch, TN 37013
(House No.) (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 7th day of July, 2026.

Jason Nicholson

Carrie Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Nicholson and Carrie Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of July, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA HOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 7/7/26.

Affiant Signature

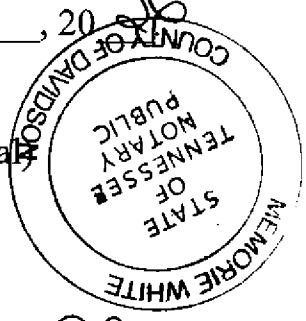
7/7/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of July, 20 26

Notary's Signature

(Notary Seal)



Comm exp 3.6.29