This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25794-AP

Karen Johnson Davidson County
Batch # 1443718 DEEDWARR
07/09/2026 02:14:14 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20260709-0062182

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Mingus 5204 Village Trace Nashville, TN 37211	Legacy Home Loans d/b/a Steadfast Mortgage 408 Highway 76 White House, TN 37188	161-10-0B-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Heathman S. Nichols, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Mingus**, hereinafter called the Grantee(s), his/her/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 Lot 228, on the Plan of Villages of Brentwood, Phase five of record in Plat Book 6900 Page 896, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Heathman S. Nichols by Warranty Deed from James Donald Childs III and Callie Lane Childs, dated November 18, 2016, recorded November 23, 2016, of record in Instrument No. 20161123-0123658, Register's Office for Davidson County, Tennessee.

Sarah Nichols joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5204 Village Trace, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2026.

GRANTOR:

Heathman S. Nichols

Sarah Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heathman S. Nichols and Sarah Nichols, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30