Karen Johnson Davidson County
Batch# 1445560 DEEDWARR
07/13/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20260713-0063018

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-9333-SL

This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2026.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Nichols 1975 Nashboro Boulevard Nashville, TN 37217	Same as new owner	135-12-0C-012.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Shada Brooks, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Nichols, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 12 on the Plan of Horizontal Property Regime Private Element Plat, Nashboro Village – Tract 13, of record in Instrument #20021230-0161681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shada Brooks, an unmarried woman, from Andria Caruthers, an unmarried woman, and Reginald K. Caruthers and wife, Victoria Caruthers, by Warranty Deed dated August 8, 2022 and recorded August 10, 2022 in Instrument #20220810-0090742, said Register's Office.

This is improved property located at: **1975 Nashboro Boulevard, Nashville, TN 37217**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 10th day of July, 2026.

GRANTOR

Shada Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shada Brooks, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 10, 26 (date of document).

Jennifer Pennell

July 10, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 10, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal