Karen Johnson Davidson County
Batch# 1458876 DEEDWARR
08/12/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20260812-0074337

Prepared by and return to:
Nest Title & Escrow, LLC
1865 Ashland City Road, Suite A
Clarksville, TN 37043
File No. 2026-324

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

A. VOGLEMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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

Notary Public
My Commission Expires: Feb 13, 29

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jason Nicholson and Carrie Nicholson	New Owner	119-12-0-104.00
471 Morton Avenue Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Betty B. Parker, a widow

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

Jason Nicholson and Carrie Nicholson, husband and wife

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79, as shown on the map entitled Battlewood, Section One, of record as Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William E. Parker and wife, Betty B. Parker, by deed from Perry E. Lawrence and wife, Marjorie Pond Lawrence, of record in Book 4535, Page 646, dated September 7, 1971, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Parker, by Quitclaim Deed from Betty B. Parker, of record in Book 5871, Page 399, dated April 3, 1982, said Register's Office.

Further being the same property conveyed to William E. Parker and wife, Betty B. Parker, by Quitclaim Deed from Tom R. Smith, Trustee, of record in Book 10771, Page 625, dated January 27, 1998, said Register's Office. William E. Parker died on or about March 17, 2014 survived by Betty B. Parker, the sole surviving tenant and Grantor herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and the address of the herein described property is believed to be 717 Dover Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 my hands this 7th day of August, 2026.

Betty B. Parker

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 7th day of August, 2026, before me personally appeared Betty B. Parker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2026.

A. Vogleman

Notary Signature
My commission expires: Feb 13, 29

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 08/07/2026 (date of document).

A Voglemann
Affiant Signature

08/07/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 7th day of August, 2026.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL