Karen Johnson Davidson County
Batch# 1480342 DEEDWARR
10/02/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20261002-0091045

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ivey League Homes LLC	NEW OWNER	131 12 0 086.00
(NAME)	(NAME)	
214 Overlook Cir, Ste 200	214 Overlook Cir, Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Edward C. Nichols, Jr. and Janice Prince Davenport, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ivey League Homes LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County.

Beginning at a point in the southerly margin of Milesdale Court at the corner of Lots Nos. 5 and 6; thence with the margin of said Court, westerly 68.93 feet to a concrete monument at the beginning of a curve; thence south-westerly along said curve 35.83 feet to a concrete monument, and continuing westerly along the curve 45 feet to the corner of Lots Nos. 6 and 7; thence along the line between said lots, southerly 121.9 feet; thence easterly along the rear line of Lot No. 6, 136 feet to a corner of Lots Nos. 5 and 6; thence with the line between said lots, easterly 39.20 feet to a point; thence northerly along the line between said lots 125 feet to the point of beginning.

Being the same property conveyed to E. C. Nichols and wife, Lucile H. Nichols, by Warranty Deed from David W. A. Taylor and wife, Lillian M. Taylor, dated January 23, 1974, recorded January 29, 1974, in Book 4783, Page 825, Register's Office for Davidson County, Tennessee. The said E. C. Nichols, aka Edward Carmack Nichols, died on July 02, 1996, then Lucile H. Nichols, aka Lucille Hamby Nichols, died on August 16, 2004, testate, devising subject property to Edward C. Nichols, Jr., devisee of her last will and testament. See Probate Case 04-1387, Davidson County Probate Court.

Janice Prince Davenport joins in the execution of this deed solely to convey and release any right, title, interest, or marital interest she may have in the Property, as the primary marital residence of the parties.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEALAND HEIGHTS, as recorded in Book 2330, Page(s) 71, Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2535, Page 285.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4420 Milesdale Court, Nashville, TN 37204
(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 successors 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 successors 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.

Effective the 30th day of September, 2026.

Edward C. Nichols, Jr.

Janice Prince Davenport

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 20 26, before me personally appeared Edward C. Nichols, Jr., and Janice Prince Davenport 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 (or person's) free act and deed.

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 12-1-29

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **10/1/2026** (date of document).

Affiant Signature

10/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **October**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY