# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482857 DEEDWARR
10/09/2026 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20261009-0093135

SYDNEY ANGELL (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

File #26-DW-0601-CP

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kaitlin Wilder** | Cross Country Mortgage | |
| (NAME) **601 Islay Court** | (NAME) 2160 Superior Ave | **091-05-0A-021-00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) Cleveland, OH 44114 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged,

**DORIS CALLOWAY NICHOLLS DRISCOLL, EXECUTRIX OF THE ESTATE OF THEODORE HELGASON NICHOLLS,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**KAITLIN WILDER**, A Single Woman,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain real property located in Davidson County, Tennessee , being more particularly described as follows, to wit:

Being Lot No. 21, on the Plan of SECOND REVISION, SYLVAN HEIGHTS PHASE TWO, of record in Plat Book 7900, Page 216, in the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to unto Theodore H. Nicholls, an unmarried man, by Quit Claim Deed from Julia H. Helgason, of record in Instrument No. 20120301-0017748, in the Register's Office of Davidson County, Tennessee, dated February 22, 2012, and recorded on March 01, 2012. The Said Theodore H. Nicholls died on May of 2026.

Being the same property conveyed to Theodore H. Nicholls and Julia H. Helgason as joint tenants with rights of survivorship, by Quit Claim Deed from Theodore H. Nicholls, of record in Instrument No. 20090130-0008338, in the Register's Office of Davidson County, Tennessee, dated January 23, 2009, and recorded on January 30, 2009.

Being the same property conveyed to Theodore H. Nicholls, by Warranty Deed from Kenneth R. England and wife, B. Kay England, of record in Instrument No. 20021211-0153227, in the Register's Office of Davidson County, Tennessee, dated November 19, 2002, and recorded on December 11, 2002.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION - SYLVAN HEIGHTS PHASE TWO, as recorded in Plat Book 7900, Page(s) 216.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of L.C. GRAY PROPERTY, as recorded in Plat Book 6900, Page 663.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SYLVAN HEIGHTS PHASE TWO, as recorded in Plat Book 6900, Page 936.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SYLVAN HEIGHTS PHASE TWO, as recorded in Plat Book 7900, Page 147.

* Declaration of Covenants, Conditions and Restrictions recorded in Book 7568, Page 400 as amended in Book 7888, Page 831 and Book 8268, Page 626.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7497, Page 42.
* Articles of Incorporation for Sylvan Heights Homeowners Association recorded as Book 7601, Page 632.
* Common Open Space Deed recorded as Book 8268, Page 633.
* Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in SECOND REVISION - SYLVAN HEIGHTS PHASE TWO, nor any proof that they are publicly maintained.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **601 Islay Court, Nashville, TN 37209**.

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/our hand(s) this the 1st day of October, 2026.

The Estate of Theodore Helgason Nicholls

By: _____
Doris Calloway Nicholls Driscoll, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared Doris Calloway Nicholls Driscoll, Executrix of The Estate of Theodore Helgason Nicholls, 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 1st day of October, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 10/1/26. (date of document).

Affiant Signature

10/8/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

