Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20080626-0065682

This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Christy Lynn Nichols
4070 Meadow View Circle
Pleasant View, Tennessee 37146

SEND TAX BILLS TO:
Same

MAP and PARCEL
02100000502

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and for the express purpose of making a re-conveyance to Christy Lynn Nichols, I, **CHRISTY LYNN NICHOLS**, by these presents do hereby quitclaim and convey unto **WILLIAM G. WILKINSON, TRUSTEE**, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:
>
> **BEGINNING** at a point on the westerly margin of Bidwell Road, North 2 degrees 30 minutes East 1000 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 degrees 30 minutes East 150 feet; thence North 87 degrees 30 minutes West 790.69 feet; thence South 2 degrees 29 minutes West 150 feet; thence South 87 degrees 30 minutes East 790.65 feet to the beginning, **containing 2.72 acres, more or less.**
>
> **BEING** the same property conveyed to Alva R. Tate and wife, Peggy N. Tate, by deed from Oliver J. Waller, Jr., and wife, Anna Waller, of record in Book 4065, Page 53, Register's Office for Davidson County, Tennessee.
>
> Alva R. Tate died July 5, 2000, and at his death Peggy N. Tate acquired title to the above tract as the surviving tenant by the entirety. Peggy N. Tate died April 13, 2007, survived by Christy Lynn Nichols as her sole and only heir at law.
>
> This is improved property known as 7143 Bidwell Road, Joelton, Tennessee 37080.
>
> This is the same description as in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said **WILLIAM G. WILKINSON, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey

unto **CHRISTY LYNN NICHOLS**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 25th day of June, 2008.

Christy Lynn Nichols
CHRISTY LYNN NICHOLS

Wm G. Wilk Trustee
WILLIAM G. WILKINSON, TRUSTEE

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTY LYNN NICHOLS**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 25th day of June, 2008.

Grace Hamlett
Notary Public

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM G. WILKINSON, TRUSTEE**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 25th day of June, 2008.

Grace Hamlett
Notary Public

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.

Christy Lynn Nichols
Affiant

Subscribed and sworn to before me, this 25th day of June 2008

Grace Hamlett
Notary Public

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011