File No. 210040306

QUITCLAIM DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100030583 DEEDQC
Recvd: 05/20/10 15:10 2 pgs
Fees:12.00 Taxes:0.00
20100520-0039138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice F. Roberts Nichols		00900012900
(NAME)	(NAME)	
7731 Ridgewood Rd.	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brett J. Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Janice F. Roberts Nichols**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract 2 on the Resubdivision of the Lee V. Armstrong et ux property of record in Plat Book 4955, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Max Nichols by Deed from Thomas Dale Richardson and wife, Susan Carrie Richardson, of record in Book 8353, Page 169, dated April 30, 1991 and filed for record on May 16, 1991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice F. Roberts, a one-half interest, by Deed from W. Max Nichols of record in Book 8856, Page 94, dated June 1, 1991 and filed for record on February 3, 1993, Register's Office for Davidson County, Tennessee. W. Max Nichols died on July 17, 2003, with his one-half interest passing by operation of law to his heirs: Teresa K. Nichols, Brett J. Nichols and Randell Wade Nichols.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☐

This is improved ☒ property, known as 7731 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this the 6th day of May, 2010.

Brett J. Nichols

Brett J. Nichols

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Brett J. Nichols**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 6 day of May, 2010

Commission expires: 8/31/2013

Notary Public

File Number: 210040306

RETURN TO:
Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ROBERTO RODRIGUEZ
NOTARY PUBLIC -- ARIZONA
MARICOPA COUNTY
My Commission Expires
August 31, 2013