THIS INSTRUMENT PREPARED BY:
RECORD & RETURN TO:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0068

Davidson County DEEDQC
Recvd: 03/01/12 08:25 3 pgs
Fees:17.00 Taxes:0.00
20120301-0017748

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Theodore H. Nicholls	St. Thomas Hospital Credit Union	091050A02100CO
601 Islay Court	4230 Harding Road, Ste. 103	
Nashville, TN 37209	Nashville, TN 37205	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Julia H. Helgason, and Theodore H. Nicholls, joint tenants with right of survivorship, hereinafter referred to as the "GRANTORS" and Theodore H. Nicholls hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Julia H. Helgason**, has this day quitclaimed unto **Theodore H. Nicholls, an unmarried man,** any right, title and interest in and to certain real property located in **Davidson** County, 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 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 Theodore H. Nicholls and Julia H. Helgason as joint tenants with right of survivorship from Theodore H. Nicholls by deed dated 01/23/2009 filed for record on 01/30/2009 in Instrument No. 200901300008338, in the Register's Office for Davidson County Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his/her hand on this the 22nd day of February 2012.

Julia H. Helgason

Julia H. Helgason

Theodore H. Nicholls

Theodore H. Nicholls

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Julia H. Helgason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~22nd~~ 27th day of February, 2012

Notary Public
My Commission Expires: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Theodore H. Nicholls with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2012

Notary Public
My Commission Expires: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

The Actual Consideration of this transfer is **$0.00**

Affiant

Subscribed and sworn before me this 22nd day of February, 2012..

Notary public
My Commission Expires: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.