3

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01258-254849 200

File.

Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Franklin, TN 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
John Nichols	Owner	181-02-0-A 020.00CO
9310 Navaho Drive		
Brentwood, Tennessee 37027		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to create a Tenancy by the entirety with the named party, **John Nichols ("Grantor"),** does hereby quitclaim and convey his interest unto **K. Thomas Sidwell, Trustee,** his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the plan of Lenox Creekside, Phase I, filed as Exhibits E1, E2 and E-3 to and established by the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Nichols by deed from Jonathan A. Masters of record at Instrument No. 20150610-0054935, Register's Office for Davidson County, Tennessee.

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

John Nichols

And now, I, the said K. Thomas Sidwell, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto John M. Nichols, Kathryn Nichols and Jonathan M. Kresse, as Tenants in Common with rights of survivorship, the same property hereinabove described and set forth, to which reference is hereby 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, the undersigned has caused this instrument to be executed on the 29th day of May, 2015.

K. Thomas Sidwell, Trustee

BILL GARRETT, Davidson County
Trans:T20150045902 DEEDQC
Recvd: 06/10/15 14:29 2 pgs
Fees:17.00 Taxes:0.00
20150610-0054936

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Nichols, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My Commission Expires: June 14, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My Commission Expires: June 14, 2015

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

My Commission Expires: June 14, 2015