Davidson County DEEDQC
Recvd: 08/05/15 15:30 3 pgs
Fees:18.00 Taxes:342.25
20150805-0078140

This instrument prepared by:
Sherrard & Roe, PLC (LRK)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Pamela N. Burke	Same	Map 72-3
1603 N. Plantation Drive		Parcel 347
Cookeville, TN 38506		15 D-09155

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James David Nichols (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey all of his right, title and interest in and to the following described property to Pamela Nichols Burke (hereinafter referred to as "Grantee"), said property being certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 54 on the Map of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County.

Said Lot No. 54 fronts 138.8 feet on the southerly side of Shelton Avenue and runs back 219.25 feet on the westerly line along the easterly margin of Windsor Street, and 213.2 feet on the easterly line to a dead line on which it measures 138.8 feet.

Being the same property conveyed to Albert D. Nichols and wife, Jean H. Nichols for life and to Pamela Nichols Burke and James David Nichols, in fee, their heirs and assigns from Frank Edgar Wade and wife, Mary E. Wade by Installment Deed of record in Book 5179, Page 123, Register's Office for Davidson County; and which property Jean H. Nichols took for life as survivor upon the death of her husband, Albert D. Nichols; Jean H. Nichols having died on October 22, 2012, title is now vested in Pamela Nichols Burke and James David Nichols.

This is improved property known as 1132 Shelton Avenue, Nashville, Tennessee 37206.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed as of the 17 day of July, 2015.

James David Nichols

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James David Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of July, 2015.

Notary Public

My Commission Expires: 5-10-19

SARAH C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $92,500 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me this 17th day of July, 2015.

Notary Public

My Commission Expires: 5-10-19

SARAH C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jerrie J. Chilcote, do hereby make oath that I am 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.

Jerrie J. Chilcote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda L. Ballinger, a Notary Public in and for the County and State aforesaid, personally appeared, Linda L. Ballinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of August, 2015.

Notary Public

My Commission Expires:

03-07-17

LINDA L. BALLINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda L. Ballinger
My Commission Expires
March 7, 2017
STATE OF TENNESSEE