THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Jonathan Dewayne Nickens	Same	046 00 0 011.00
4552 Bull Run Road		
Ashland City, TN 37015		

FOR AND IN CONSIDERATION of the sum of **TEN DOLLAR ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **TERRI J. NICKENS,** by these presents do hereby quitclaim and convey thereby transferring the Grantor's interest in the herein described real property unto **JONATHAN DEWAYNE NICKENS,** His successors and assigns, all of my right, title and interest in and to the following described tract of land:

LAND situated in the 13th, formerly the 23rd, Civil District of Davidson county, Tennessee, BEING part of Lot No. 1 on the Plan of the Elias Simpkins Land, marked Exhibit "A" as of record in Plan Book 2, Page 64, Chancery Court at Nashville, described partly according to a survey made by Hickerson and Hickerson, Engineers, June 17, 1961, as follows:

BEGINNING on the northerly margin of Bull Run Road, at the southwest corner of the property conveyed to Delmas L. Zimmerlee and wife, by deed from W. B. Herman and wife, of record in Book 3181, Page 465, Register's Office for Davidson county, Tennessee; thence with said Zimmerlee's westerly boundary line, North 33 deg. 58' West 714.35 feet to the northwest corner of the property conveyed to Delmas L. Zimmerlee by deed from W. B. Herman and wife, of record in Book 3100, Page 53, said Register's Office; thence with said Zimmerlee's northern boundary line, North 56 1/2 deg. East 408 feet to said Zimmerlee's northeast corner; thence North 2 deg. 00' West 1336 feet; thence North 88 deg. West 198 feet to a gum tree; thence South 2 deg. 00' West 396 feet; thence South 75 deg. West 528 feet to a black oak; thence South 50 deg. West 396 feet to a white oak at the northeast corner of the property conveyed to Robert E. Gentry and wife, by deed from C.L. Newkirk and wife, of record in Book 3251, Page 614, said Register's Office; thence with Gentry's easterly line, South 16 deg. 30' East 510 feet to the northwest corner of the property conveyed to Joe Thomas Staggs and wife, by deed from C.L. Newkirk and wife, of record in Book 3252, page 478, said Register's Office; thence with Staggs' northerly line North 70 deg. 42' East 162 feet to the northwest corner of the poperty conveyed to John Henry Ray and wife, by deed from C.L. Newkirk and wife, of record in Book 3251, Page 610, said Register's Office; thence with Ray's northerly line, North 70 deg. 42' East 162 feet; thence with Ray's easterly line South 15 deg. 00' East 420 feet to a stake, continuing with said line South 33 deg. 00' East 833 feet to a spike in the center of said Road; thence with said Road, North 40 deg. 06' East 100 feet; thence North 33 deg. 58' West to the beginning.

AND BEING the same property conveyed to Terri J. Nickens, by Warranty deed from Osteen Skelton and wife, Marzee Skelton of record as Instrument Number 200006020054948 Register's Office for Davidson County, Tennessee.

WITNESS our hands this the 11 day of January, 2011.

Terri J. Nickens
TERRI J. NICKENS

BILL GARRETT, Davidson County
Trans:T20150107898 DEEDQC
Recvd: 12/22/15 09:43 2 pgs
Fees:12.00 Taxes:0.00
20151222-0128411

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **TERRI J. NICKENS,** the Bargainor, 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 Ashland City, Tennessee, this the 11 day of January, 2011.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE TENNESSEE CHEATHAM COUNTY

NOTARY PUBLIC
My commission expires: 12/1/12

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me on this the 11 day of January, 2011.

SPENCER HAMLIN
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 6/1/12