Davidson County DEEDQC
Recvd: 01/29/16 10:20 5 pgs
Fees:27.00 Taxes:0.00
20160129-0008770

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ELIZABETH W. NICHOLSON
202 JACKSONIAN DR.
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

ELIZABETH W. NICHOLSON
202 JACKSONIAN DR.
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH W. NICHOLSON, formerly known as ELIZABETH WILLIAMS, a married woman, joined by her spouse, PAUL C. NICHOLSON(herein, "Grantor"), whose address is 202 Jacksonian Dr., Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to ELIZABETH W. NICHOLSON, a married woman (herein, "Grantee"), whose address is 202 Jacksonian Dr., Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 202 Jacksonian Dr., Hermitage, TN 37076

PIN NO: 074-12-0 126.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 28th day of January, 2016

GRANTOR: Paul C. Nicholson by Elizabeth W. Nicholson, formerly known as Elizabeth Williams as Attorney-in-Fact

Paul C. Nicholson by
Elizabeth W. Nicholson,
formerly known as Elizabeth Williams as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth W. Nicholson,formerly known as Elizabeth Williams as Attorney-in-Fact for Paul C. Nicholson,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2016

[Affix Notary Seal]

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-10-2019

GRANTOR:

Elizabeth W. Nicholson, formerly known as Elizabeth Williams

Elizabeth W. Nicholson,
formerly known as
Elizabeth Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and Elizabeth W. Nicholson formerly known as Elizabeth Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2016.

[Affix Notary Seal]

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-10-2019

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 10.00 .

GRANTEE

Grantee signature Elizabeth W. Nicholson, formerly known as Elizabeth Williams
Elizabeth W. Nicholson, formerly known as Elizabeth Williams

Subscribed and sworn to under oath before me, this 28 day of January , 2016

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF HERMITAGE HILLS, SECTION TWO, REVISED, OF RECORD IN PLAT BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Instrument No. 20060530-0063262 on May 30, 2006.

PIN NO: 074 12 0 126.00

STREET ADDRESS:

202 Jacksonian Dr., Hermitage, TN 37076

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker** , a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY