BILL GARRETT, Davidson County
Trans:T20170010637 DEEDQC
Recvd: 02/06/17 09:00 2 pgs
Fees:12.00 Taxes:0.00
20170206-0012076

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc. (JDS)
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
John Nicholson	NEW OWNER	98-9-A 74.00CO
5301 Mast Point		
Hermitage, TN 37076		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **John Nicholson**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **John Nicholson and wife, Rhonda S. Nicholson, in order to create a tenancy by the entirety**, all my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 174 on the Plan of Phase Three-A, Lakeshore, of record in Plat Book 7900, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Nicholson by quitclaim deed from Tracy Dewsnup n/k/a Tracy Nicholson of record in Instrument No. 20070207-0016286, Register's Office for Davidson County, Tennessee.

This is improved property known as 5301 Mast Point, Hermitage, Tennessee 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 2 day of February, 2017.

John Nicholson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **John Nicholson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2 day of February, 2017.

Tracey Herron
Notary Public

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/22/17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 2 day of February, 2017.

Tracey Herron
Notary Public

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 5/22/17