PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

Davidson County	**DEEDQC**
Recvd: 04/11/17 09:19	**3 pgs**
Fees:17.00 Taxes:0.00	
20170411-0035176	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of April, 2017.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Timothy Nichols and Margeaux Nichols
1049 Nunnery Lane
Nashville, TN 97221

SEND TAX BILLS TO:
New Owner

Map & Parcel: 141-05-0A-004.00 CO

QUITCLAIM DEED

In consideration of $10.00, and for the express purpose of establishing a tenancy by the entirety and other good and valuable consideration, **Timothy Nichols and Margeaux Nichols (formerly known as Margeaux Hill),** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Timothy Nichols and Margeaux Nichols, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Avondale Park, Phase I, Section 1A, of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy Nichols and Margeaux Hill from James C. Deignan, Jr. and Kimberliegh A. Deignan, by Warranty Deed, of record in Instrument No. 20161004-0104362, Register's Office for Davidson County, Tennessee. Timothy Nichols and Margeaux Hill, having since married, Margeaux Hill is now known as Margeaux Nichols.

This is real property commonly known as 1049 Nunnery Lane, Nashville, TN 37221.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of April, 2017.

Timothy Nichols

Margeaux Nichols

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Timothy Nichols and Margeaux Nichols, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of April, 2017.

Notary Public

My Commission Expires:

01-09-18

JANIE KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

16-2529B

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

