Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170033926 DEEDQC
Recvd: 04/21/17 15:01 2 pgs
Fees:12.00 Taxes:0.00
20170421-0039510

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Janice Nicholas
Affiant

Subscribed and sworn to before me this 20 day of April, 2017.

Notary Public
My commission expires: 4/6/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

[redacted]

Address of New Owner:
Janice Ann Nicholas
1005 Noelton Avenue
Nashville, TN 37204

Send Tax Bills to:
SAME

Tax Information:
Map 118-09
Parcel 43

QUITCLAIM DEED

For good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Robert Haynes Nicholas, Jr., as Grantor, by these presents does hereby quitclaim and convey all of his rights, title and interests to Janice Ann Nicholas, hereinafter referred to as the Grantee, in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 10 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W.B. Southgate, Surveyor, December 1936 and March 1938 as follows:

Beginning on the southerly margin of Noelton Lane, formerly 5th Street, at a point 400 feet west of the westerly margin of 10th Avenue South, said point being the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 200 feet to a common corner of Lots Nos. 10, 11, 18 and 19; thence with the line between Lots Nos.10 and 19, westwardly 100 feet to the common corner of Lots Nos. 9, 10, 19 and 20; thence with the line between Lots Nos. 9 and 10, northwardly 200 feet to the southerly margin of Noelton Lane; thence with said Lane, eastwardly 100 feet to the beginning.

Being the same property conveyed to Mary Ann Wilson and husband, Lowell R. Wilson and Robert Haynes Nicholas, Jr. and Janice Ann Nicholas as Joint Tenants with the Right of Survivorship and not as Tenants in Common by Quitclaim Deed from Mary Ann Wilson, Robert Haynes Nicholas, Jr. and Janice Ann Nicholas, being the heirs of Joe A. Nicholas and Ora H. Nicholas of record in Book 11071, page 600, Register's Office for Davidson County, Tennessee. The said Mary Ann Wilson and Lowell R. Wilson having since died.

This is improved property known as 1005 Noelton Avenue, Nashville, TN 37204

Said property is conveyed subject to any limitations, easements, restrictions and encumbrances and any other matters of record as may affect the property.

By: Robert Haynes Nicholas Jr
Robert Haynes Nicholas, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Haynes Nicholas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, under oath, that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this the 20 day of April, 2017.

Heather Carpenter
Notary Public

My Commission Expires: March 6th 2021

