THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Shaundrell B. Nicholson
4560 Clarksville Hwy
Nashville, TN 37218

Send Tax Bill to:
Owner

Map-Parcel Numbers:
059 00 0 019.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2017.

Notary Public

My Commission Expires:
9-16-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARFIELD NICHOLSON and wife, CHLORA NICHOLSON** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SHAUNDRELL B. NICHOLSON,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 4560 Clarksville Hwy. Nashville, TN 37218.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of June, 2017.

By: Garfield Nicholson

By: Chlora Nicholson

BILL GARRETT, Davidson County
Trans: T20170054914 DEEDQC
Recvd: 06/27/17 11:22 2 pgs
Fees: 12.00 Taxes: 0.00
20170627-0064586

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 **Garfield Nicholson**, the Grantor, 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 this 7th day of June, 2017.

My commission expires: 11-3-2020 Notary Public

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 **Chlora Nicholson** the Grantor, 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 this 7th day of June, 2017

My commission expires: 11-3-2020 Notary Public

Exhibit A

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of State Highway No. 112, of Clarksville Pike, said point being 200 feet north of the northerly boundary between a tract conveyed to Henry W. Bowers. Jr. , and wife, of record in Book 2597, Register's Office for said County, and a tract conveyed to E. E. Morgan and wife, of record in Book 2928, page 1, said Register's Office; thence northerly along said margin of said Pike 219 feet to the southerly edge of a branch; thence south 56° 15' east along said margin of said branch, 300 feet to a point; thence south 12° 30' west 136 feet to a point; thence north 72° 20' east 290 feet, more or less, to the point of beginning.

Being the same property conveyed to Garfield Nicholson and wife, Chlora Nicholson, by Warranty Deed from Harry Don Morgan and wife, Barbara Jean Morgan, dated October 10, 1975, of record in Book 4963, Page 177, Register's Office for Davidson County, Tennessee.