STATE OF TENNESSEE)
COUNTY OF WILSON)

PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

The actual consideration for this transfer is $ NONE .

J. S. Brown Trustee
Affiant

THIS INSTRUMENT WAS PREPARED

J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

Subscribed and sworn to before me on this 19th day of February, 2018.

Jennifer M. Porth
Notary Public
My Commission Expires: 5/6/2020

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS NEW OWNER NUMBERS: AS FOLLOWS:
Allen M. Nichols, et ux
1506 Riverwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
-----Same----

MAP PARCEL
Map: 061040
Parcel: 107.00

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entirety between us, we, Allen M. Nichols and Dorothy Jean Nichols, do hereby remise, release and quitclaim unto J. Stephen Brown, Trustee, his successors and assigns, all of our respective interests in and to the following described tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Map of Hayesboro Estates, not of record, described as follows:

Beginning on the southerly margin of Hayesboro Road, at a point 410 feet east of the northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake, et al., of record in Book 1422, page 187, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with said Road eastwardly 65 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 202.2 feet to the beginning.

Bill Garrett Davidson County
Batch# 60671 DEEDQC
02/21/2018 10:13:45 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20180221-0016380

Being the same property quitclaimed to Allen M. Nichols and Dorothy Jean Nichols as tenants in common by quitclaim deed from J. Stephen Brown, Trustee, dated June 17, 2008 and recorded as 20080730-0078056, Register's Office for Davidson County, Tennessee, and conveyed to Allen M. Nichols and wife, Dorothy Jean Nichols by deed from David B. Nichols and wife, Teresa J. Nichols dated December 22, 1998 of record in Book 11274, Page 671, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as 1116 Hayesboro Road, Nashville, TN 37216.

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

And now, I said J. Stephen Brown, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto Allen M. Nichols and wife, Dorothy Jean Nichols, as tenants by the entireties, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS hands this 14th day of February, 2018.

Allen M. Nichols

Dorothy Jean Nichols

J. Stephen Brown, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Allen M. Nichols, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who

acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Lebanon, Tennessee, this 19th day of February, 2018.

Notary Public

My Commission Expires: 5/6/2020

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Dorothy Jean Nichols, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Lebanon, Tennessee, this 19th day of February, 2018.

Notary Public

My Commission Expires: 5/6/2020

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, J. Stephen Brown, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Lebanon, Tennessee, this 19th day of February, 2018.

Notary Public

My Commission Expires: 5/6/2020