STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $ NONE .

Affiant

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

Notary Public

My Commission Expires: 5/12/2020

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

THIS INSTRUMENT WAS PREPARED

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

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: 062130
Parcel: 049.00

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, Dorothy Jean Nichols and Allen M. 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:

> Land in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described as follows:
>
> Beginning at the southwest corner of McGavock Avenue and Williams Ferry Road or Riverwood Drive; thence with the westerly margin of McGavock Avenue, southwardly 217 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwestwardly 165 feet, more or less, to the easterly line of Lot No. 11; thence with said line, northwardly 83 feet to the southeasterly line of Lot No. 5,; thence with said line, northeastwardly 108 feet to the southwesterly margin of Williams Ferry Road or

Bill Garrett Davidson County
Batch# 60671 DEEDQC
02/21/2018 10:13:45 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20180221-0016381

Riverwood Drive; thence with same, southeastwardly 72.8 feet to the beginning.

Being the same property quitclaimed to Allen M. Nichols and Dorothy J. Nichols as tenants in common by quitclaim deed from J. Stephen Brown, Trustee, dated June 17, 2008 and recorded as 20080730-0078055, Register's Office for Davidson County, Tennessee, and also being the same land conveyed to Allen M. Nichols and wife, Dorothy J. Nichols, by deed from Ruth Ricks Beard dated January 10, 1989 of record in Book 7754, Page 307, 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 1506 Riverwood Drive, 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 J. 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 19th day of February, 2018.

Allen M. Nichols

Dorothy J. 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.

Jennifer Porth
Notary Public

My Commission Expires: 5/6/2020

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Dorothy J. 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.

Jennifer Porth
Notary Public

My Commission Expires: 5/6/2020

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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.

Jennifer Porth
Notary Public

My Commission Expires: 5/6/2020

JENNIFER M. PORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY