Karen Johnson Davidson County
Batch# 192322 DEEDQC
02/06/2019 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190206-0011393

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Billy Collier Denny, Jr., Personal Representative of the Estate of Warren David Nichols	–Same--	029 00 0 140.00
6341 Old Hickory Boulevard		
Whites Creek, TN 37189		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, I, **BILLY COLLIER DENNY, JR. PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA ANN NICHOLS**, by these presents, do hereby quitclaim and convey unto **BILLY COLLIER DENNY, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF WARREN DAVID NICHOLS**, its successors, heirs and assigns, all of the Estate of Juanita Ann Nichols' right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, on the west side of Eatons Creek Road approximately 1000 feet south of the intersection of Grays Point Road, and described according to a copy of a survey made by T. R. Sanford, Surveyor, dated September 9, 1962, as follows:
>
> Beginning at a point in the center line of Eatons Creek Road at the southeast corner of the property conveyed to H. E. Bennett, by deed from Mrs. Maude Raymer, as of record in Book 996, Page 254; thence with Bennett's south line, north 87 degrees 30 minutes west 531 feet to a point in the line of John Aita; thence with his line, south 9 degrees 15 minutes west 17.5 feet; south 1 degree 30 minutes west 155.5 feet to a corner of the lands of Miss Rose Bennett; thence with her north line, south 87 degrees 30 minutes east 500 feet to a point in the approximate center of Eatons Creek Road; thence with the approximate center of said Road, north 1 degree east 4.2 feet; north 13 degrees 30 minutes east 170 feet to the point of beginning, containing 2.05 acres, more or less.

Being a part of the same property conveyed to Juanita Ann Nichols and Helen Marie Payne, by Quitclaim Deed from Deborah Crockett Simmons, Stephen Richard Crockett, Charles Leslie Crockett, Jeffrey David Crockett and Gregory Dale Crockett, being all of the heirs at law of Leslie Richard Crockett, deceased, who was a devisee of Willie R. Crockett, deceased, of record in Instrument No. 20140820-0075959, Register's Office for Davidson County, Tennessee.

The said Juanita Ann Nichols died on March 21, 2018, and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee, under Docket No. 18P1307. Her one-half interest in said property vested in her husband, Warren David Nichols. The said Warren David Nichols having died on May 20, 2018, and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 18P1308.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5729 Eatons Creek Road, Joelton, Tennessee 37080.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of January, 2019.

ESTATE OF JUANITA ANN NICHOLS

BY: Billy Collier Denny Jr.
Billy Collier Denny, Jr.
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Billy Collier Denny Jr.
AFFIANT

Sworn to and subscribed before me
this 18th day of January, 2019.

Elizabeth Ryder Sykes
NOTARY PUBLIC

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Ryder Sykes, a Notary Public in and for said County and State, personally appeared **Billy Collier Denny, Jr., Personal Representative of the Estate of Juanita Ann Nichols**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 18th day of January, 2019.

Elizabeth Ryder Sykes
NOTARY PUBLIC

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019