Karen Johnson Davidson County
Batch# 192322 DEEDQC
02/06/2019 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190206-0011395

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.	–Same–	029 00 0 331.00
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 WARREN DAVID NICHOLS**, by these presents, do hereby quitclaim and convey unto **BILLY COLLIER DENNY, JR.**, his successors, heirs and assigns, all of the Estate's right, title and interest in and to the following described property situated in the Second Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the centerline of Eatons Creek Road, said point being the southeast corner of the property conveyed to Charles Edward Nichols and Lonnie J. Nichols, Jr. from Jack Harding Nichols and Warren David Nichols by deed of record in Book 4478, Page 149 of the Register's Office of Davidson County, Tennessee; thence, with the centerline of Eatons Creek Road, north 88° 30' west, 10.0 feet to a spike; thence leaving said roadway, north 7° 30' east, 167.94 feet to an iron pin; thence, north 87° 03' 52" west, 53.33 feet to an iron pin; thence, north 7° 31' 59" east, 224.35 feet to an iron pin in a fence; thence, south 82° 30' east, 63.0 feet to an iron pin; thence, south 7° 30' west, 387.0 feet to the point of beginning; containing 0.36 acre, more or less.

Being the same property conveyed to Warren David Nichols, and wife, Juanita Nichols, by Quitclaim Deed from Dorothy Dean Nichols, of record in Book 6393, page 60, Register's Office for Davidson County, Tennessee.

Juanita Nichols died and her 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. 18P1307. Said property having been conveyed to Billy Collier Denny, Jr., under the Last Will and Testament of Warren David Nichols.

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 0 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 WARREN DAVID 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 Warren David 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