Karen Johnson Davidson County
Batch# 192322 DEEDQC
02/06/2019 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190206-0011396

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 0 084.00
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 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of Eaton's Creek Road 504.05 feet more or less east of the center line of Marrowbone Road, the southeast corner of the parcel of land conveyed to Jack Harding Nichols from Lonnie Jackson Nichols, et al, by deed dated May 16, 1959, and of record in Book 2905, page 573, Register's Office for said county; thence north 1° 30' east 411 feet, with Jack Harding Nichols' east line, to Smith's line; thence along Smith's south line south 82 ½° east 252.2 feet more or less to a stake, (the northwest corner of the parcel conveyed to Warren David Nichols from Lonnie Jackson Nichols, et al, by deed dated January, 1959, and of record in Book 2879, page 7, said Register's Office); thence south 7° 30' west 387 feet with said Warren David Nichols' west line, to a point in the said Eaton's Creek Road, the southwest corner of said Warren David Nichols' lot; thence at or about the center of said Eaton's Creek Road, North 88° west 212 feet more or less to the point of beginning, containing 2.57 acres, more or less.

Being the same property conveyed to Warren D. Nichols, and wife, Juanita Nichols, by Warranty Deed from Dorothy Dean Nichols, Mark D. Nichols, Lonnie J. Nichols, III, Sherri Dawn Golliher and Jennifer Estelle Nichols, of record in Book 8694, page 828, 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 5827 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 C. 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