Karen Johnson Davidson County
Batch# 224516 DEEDQC
05/01/2019 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190501-0040396

This instrument prepared by:
Paul T. Housch, Esq., BPR #011538
222 Second Ave. North, Suite 310
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Lindsay Nicole Nickens, et al.	(NAME) David Nickens	Map & Parcel # 149-11-62
(STREET ADDRESS) 225-E- 63rd Apt. 9-H	(STREET ADDRESS) 1429 Rice Hill Circle	
(CITY) (STATE) (ZIP) New York NY 10065	(CITY) (STATE) (ZIP) Antioch, TN 37013	

FOR AND IN CONSIDERATION of love and affection and the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged I, **David Wayne Nickens** do hereby quitclaim and convey unto **Lindsay Nicole Nickens and Jennifer Leigh Nickens, as Tenants in Common,** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, subject to a Life Estate retained by the Grantor David Wayne Nickens in said property:

Land in Davidson County, Tennessee, being lot number 62 on the Plan of Rice Hill, Phase 3, of record in Plat Book 6900 at Page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Nickens and Serita L. Nicholson, unmarried, by Warranty Deed from Christopher Allen Roe and wife, Susan S. Roe, of record in Book 7809, Page 595, Register's Office for Davidson County, Tennessee.

Refer to the Final Decree of Record in Book 10508, Page 36, Register's Office for Davidson County, Tennessee, wherein Serita L. Nicholson (Nickens) was divested of her interest in and to the subject property and vested in David Wayne Nickens.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 1st day of May, 2019.

Affiant David Wayne Nickens

My commission expires: 8 NOV 2021
(Affix Seal)

Notary Public

PAUL TOBY HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 1429 Rice Hill Circle, Antioch, Tennessee, 37013.

Subject to any and all existing easements, set back lines, and restrictive covenants of record in said Register's Office.

Witness my hand this 1st day of May, 2019.

DAVID WAYNE NICKENS

PAUL TOBY HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Wayne Nickens 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 and official seal, at office in Nashville, Tennessee, this day of May, 2019.

My commission expires: 8 NOV 2021

Notary Public

PAUL TOBY HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

