10- Garfield Nicholson
Chlora P. Nicholson

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Garfield Nicholson
4560 Clarksville Pike
~~Clarksville~~, TN 37218
Nashville
Send Tax Bill to:
New Owner

Map-Parcel Number:
059 00 0 019.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2019.

Notary Public

My Commission Expires: 12/1/2020

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JASON R. JONES

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHAUNDRELL B. NICHOLSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **GARFIELD NICHOLSON AND CHLORA NICHOLSON, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4560 Clarksville Pike, Nashville, TN 37218

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29 day of July, 2019.

Shaundrell B. Nicholson

Karen Johnson Davidson County
Batch# 267677 DEEDQC
08/07/2019 11:00:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190807-0078457

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shaundrell B. Nicholson,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2019.

Deborah Sauls
Notary Public

My commission expires: 2/28/22

DEBORAH SAULS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit A

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of State Highway No. 112, of Clarksville Pike, said point being 200 feet north of the northerly boundary between a tract conveyed to Henry W. Bowers, Jr., and wife, of record in Book 2597, Register's Office for said County, and a tract conveyed to E. E. Morgan and wife, of record in Book 2928, page 1, said Register's Office; thence northerly along said margin of said Pike 219 feet to the southerly edge of a branch; thence south 56 deg. 15 min. east along said margin of said branch, 300 feet to a point; thence south 12 deg. 30 min. west 136 feet to a point; thence north 72 deg. 20 min. east 290 feet, more or less, to the point of beginning.

Being the same property conveyed to Shaundrell B. Nicholson from Garfield Nicholson and wife, Chlora Nicholson by Quitclaim Deed dated June 7, 2017 of record in Instrument No. 20170627-0064586 Register's Office for Davidson County, Tennessee.