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

Karen Johnson Davidson County
Batch# 302488 DEEDQC
10/17/2019 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191017-0106680

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Charles Edward Nickens, Jr.**	(NAME) SAME AS NEW OWNER	Map 55
(STREET ADDRESS) 4409 Bull Run Road	(STREET ADDRESS)	Parcel 19
(CITY) (STATE) (ZIP) **Ashland City TN 37015**	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of 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 **Charles Edward Nickens Jr., Executor of the Estate of Charles Edward Nickens Sr.** do hereby quitclaim and convey unto **Charles Edward Nickens Jr., unmarried person**, the Grantee herein, his successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert on January 30, 1954, as follows:

BEGINING in the center of Bull Run Road at a point 352 feet west of the northwest corner of the property conveyed to L.J Lankford and wife from Woodrow W. Smith and wife by deed of record in Book 1494 at page 19, in the Register's Office of Davidson County; thence with the center of the said road south 60 deg. 15' west 210 feet to the intersection of the center of Bull Run Road with the easterly margin of a 25' access roadway; thence with the said roadway south 17 deg. 45' east 488 feet to an iron pin; thence north 70 deg. 25' east 210 feet to an iron pin; thence north 17 deg. 25' west 525 feet to the beginning, containing 2.4 acres, more or less.

BEING the same property conveyed to Charles E. Nickens Sr., and wife, Phyllis Lorraine Nickens, by Quit Claim, from Margaret B. Nickens, of record in Instrument No. 20021016-0127427, Register's Office for Davidson County, Tennessee.

This improved property as 4409 Bull Run Road, Ashland City, Tennessee 37015.
This Conveyance is Subject to any and all existing easements, set back lines, and restrictive covenants of record in said Register's Office.

The said Charles Edward Nickens Sr., having since died on March 17, 2015. His estate is being probated in the Seventh Circuit Court for Davidson County in Docket No. 16P1695. Phyllis Lorraine Nickens, having predeceased her husband, Charles Edward Nickens, Sr. See Exhibit "A" - Letters Testamentary.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 17th day of October, 2019.

Affiant

My commission expires: 8 Nov 2021
(Affix Seal)

Notary Public

PAUL TOBY HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 17th day of October, 2019.

Executor

Charles Edward Nickens, Jr., Executor
of the Estate of Charles Edward Nickens, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Edward Nickens, Jr., Executor of the Estate of Charles Edward Nickens, Sr., Deceased, 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 17th day of October, 2019.

My commission expires: 8 Nov 2021

Notary Public

PAUL TOBY HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CHARLES EDWARD NICKENS JR.** DOCKET NO: **18P1399**

*It appearing to the Court that **CHARLES EDWARD NICKENS SR.** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **CHARLES EDWARD NICKENS JR.**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **September 12th, 2018**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **CHARLES EDWARD NICKENS JR.** as **Executor** of the estate of **CHARLES EDWARD NICKENS SR.**, deceased, and I do further certify that **CHARLES EDWARD NICKENS JR.** is still acting **Executor** of the estate of **CHARLES EDWARD NICKENS SR.** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 12 day of September, 2018.

RICHARD R. ROOKER, Clerk

_____ D.C.

201910170106680

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

