Name and Address of New Owner:
Kent J. Nicholson
4047 Ames Drive
Nashville, TN 37218

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 359625 DEEDQC
02/18/2020 01:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200218-0017960

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05910013900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barbara Jo V. Nicholson, a single widow and her son, Kent J. Nicholson** "the Grantor," convey and quitclaim unto **Kent J. Nicholson** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

Said Lot No. 116 fronts 75.5 feet on the westerly side of Ames Drive and runs back between lines, 132.81 feet on the northerly line and 136.42 feet on the southerly line to a line at the rear on which it measures 75.59 feet.

Being the same property conveyed to Barbara Jo V. Nicholson, a single widow and her son, Kent J. Nicholson by Quitclaim Deed from Barbara Jo V. Nickelson, a single widow and also being known as Barbara Jo V. Nicholson, recorded on July 6, 1994, and of record in Book 9399, Page 543, Register's Office for Davidson County, Tennessee. Barbara Jo V. Nickelson is one and the same person as Barbara Jo V. Nicholson.

This is improved property known as 4047 Ames Drive, Nashville, TN 37218.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of February, 2020.

Barbara Nicholson (SEAL)
Barbara Jo V. Nicholson

Kent J. Nicholson (SEAL)
Kent J. Nicholson

STATE OF)
COUNTY OF)

Personally appeared before me, a Notary Public in and for said State and County, Barbara Jo V. Nicholson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2020.

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2020

LaQuan Jackson
Notary Public
My commission expires: 03-03-2020

STATE OF)
COUNTY OF)

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

WITNESS my hand and official seal this 15th day of February, 2020.

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2020

LaQuan Jackson
Notary Public
My commission expires: 03-03-2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Nicholson
(Affiant)

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2020

Sworn to and subscribed before me this 15th day of February, 2020.

LaQuan Jackson
Notary Public
My commission expires: 03-03-2020

True Copy Certification

I, John A Ball Sr., 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.

Signature

State of TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Ball Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DONNA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY