Karen Johnson Davidson County
Batch# 565038 DEEDQC
02/01/2021 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0014193

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Emma L. Nichols Benjamin T. Nichols 903 Rose Park Drive Nashville, TN 37206	FirstBank 1015 Westhaven Blvd. Suite 150 Franklin, TN 37064	084-01-0-126.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emma Dekalb, Now Known As, Emma L. Nichols,** by these presents do hereby quitclaim and convey unto **Emma L. Nichols and Benjamin T. Nichols, wife and husband,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emma Dekalb, unmarried, by deed dated May 1, 2015, and recorded May 5, 2015, from Volunteer State Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20150505-0040980, Register's Office for Davidson County, Tennessee.

Property Address: 903 Rose Park Drive, Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
25th day of January 2021.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of January, 2021.

Emma Dekalb N/K/A Emma L. Nichols

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emma Deklab, N/K/A Emma L. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of January, 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

