Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 598800 DEEDQC
03/23/2021 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038445

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2021.

Notary Public

My commission expires: 11/22/23

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Lindsay P. Nichols	**New Owner**	**051-10-0J-011.00CO**
1516 Royal Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GENEL NICHOLS, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LINDSAY P. NICHOLS aka LINDSAY PAIGE NICHOLS and MICHAEL NICHOLS, joint tenants with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11 as established in Declaration of Covenants, Conditions and Restrictions for Homes at the Briar, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190211-0012787, as amended at Instrument No. 20190305-0020002, and Instrument No. 20190306-0020312, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Lindsay P. Nichols aka Lindsay Paige Nichols and Michael Nichols, joint tenants with right of survivorship, and Genel Nichols by Warranty Deed from ARTY, LLC, a Tennessee limited liability company, dated12/3/2020 of record in Instrument No. 20201211-0145381, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 1516 Royal Street, Madison, TN 37115.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 15th day of March, 2021.

Genel Nichols
GENEL NICHOLS

STATE OF OHIO
COUNTY OF Stark

Personally appeared before me, a Notary Public of said County and State, Genel Nichols, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of March, 2021.

My commission expires: June 16, 2024 Tara A Brooks
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

TARA A. BROOKS
Notary Public, State of Ohio
My Commission Expires
June 16, 2024

202103230038445

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY