QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 672439 DEEDQC
07/07/2021 02:54 15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210707-0091539

JM-SB-FC-20-8536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 20 21.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Martin n/k/a Karen Nicholl, unmarried	NEW OWNER	
(NAME)	(NAME)	**142-09-0D-216.00-CO**
8536 Sawyer Brown Road,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL O. NICHOLL, MARRIED AND KAREN NICHOLL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN NICHOLL, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 8536 along with Carport 8536-C, on the plan of First Revision, River Plantation, Section X, Phase 11C, of record in Plat Book 9700, Page 186-187, said Register's Office, reference to which is hereby made for a more complete description. Being further established by the Master Deed of record in Book 9394, Page 598 and amended in Book 10024, Page 409 and Instrument 200812030117317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michael O. Nicholl, married and Karen Martin, married as tenants in common with right of survivorship by deed from Jonathan W. Sexton and Zachary K. Sexton as administrators of The Estate of Lisa Ann Sexton and Jonathan W. Sexton and Zachary K. Sexton, each individually as the sole heirs at law of Lisa Ann Sexton of record in Instrument No. 20200514-0050239, Register's Office for Davidson County, Tennessee.

The grantor has since divorced and is now known as Karen Nicholl. References to Karen Martin and Karen Nicholl in this instrument refer to one and the same individual.

The subject property was not the marital residence of the grantors.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8536 Sawyer Brown Road, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 29th day of June, 2021.

Michael O. Nicholl

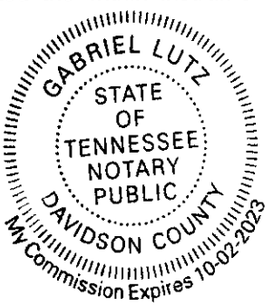
Karen Nicholl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of June, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

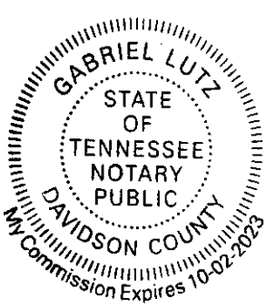


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of June, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)



RETURN TO:

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Nashville, TN 37206