Karen Johnson Davidson County
Batch# 696436 DEEDQC
08/12/2021 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0109084

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 11th day of August, 2021
My Commission Expires: 4/27/2025
Notary Public

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
David Nicholls		
308 Masterpiece Court	**NEW OWNER**	**172-08-0B-020.00-CO**
Nashville TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **David Nicholls,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **David Nicholls, unmarried joint tenants with rights of survivorship and Tracey P Boshears, unmarried joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

"Legal Description"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Final Plat of Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 701 through 703, inclusive, and Corrected in Book 8169, Page 240, 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 Virginia K. Hailey and David Nicholls by Warranty deed from Edward Q. Warner, Jr., married of record in Instrument No. 20020506-0054954 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on June 06, 2002.

Being the same property conveyed to David Nicholls by Quitclaim deed from Virginia K. Halley of record in instrument No. 20080612-0060618 Register's Office for Davidson County, Tennessee, dated June 10, 2008 and recorded on June 12, 2008.

Being also known as 308 Masterpiece Court Nashville, Tennessee 37067.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of August, 2021.

D Nicholls

David Nicholls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Nicholls , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of August , 2021.

Bethany D Scott
Notary Public

Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-11-2021.

Date

Affiant Signature

8-11-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON