THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Lindsay Paige Nichols
1516 Royal Street
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
051-10-0J-011.00 CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of August, 2021.

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Nichols** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Lindsay Paige Nichols** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1516 Royal Street, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of August, 2021.

Michael Nichols

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 705484 DEEDQC
08/26/2021 01:06:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210826-0115463

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 **Michael Nichols**, the Grantor, 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 17th day of August, 2021.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

LAND in Davidson County, Tennessee being Unit No. 11 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 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 by Quitclaim Deed from Genel Nichols dated March 15, 2021, of record in Instrument No. 20210323-0038445, said Register's Office.