Karen Johnson Davidson County
Batch# 706997 DEEDQC
08/30/2021 11:53:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116590

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sam Moran 114 Battlesboro Dr. Nashville, TN 37204 Graham Nichols 4803 Blackman Ct. Nashville, TN 37211	Owners	033-08-0-106.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Graham Nichols** , hereinafter called the Grantor, do hereby Quitclaim and convey unto **Graham Nichols and Sam Moran, tenants in common**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 350, on the Plan of Gatewood, Section 2, of record in Book 3700, Page 144-145, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 350 front 77.1 feet on the westerly side of Hardaway Drive and runs back 202.3 feet on the northerly line and 205.7 feet on the southerly line, to a dead line in the rear on which it measures 73.97 feet.

Being the same property conveyed to Graham Nichols by Warranty Deed from Leslie Shane Binnion, married, of record on December 10, 2020, at Instrument No. 20201210-0144301, Davidson County Register of Deeds.

This is property commonly known as 145 Hardaway Drive, Goodlettsville, TN 37072.

Witness our hands, this 5 **day of August, 2021:**

Graham Nichols

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 , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5TH day of August, 2021.

Notary Public

BRYAN ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/14/2024

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24TH DAY OF **August, 2021**.

Notary Public

My Commission Expires: 03/25/2023

Whitney Munn
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/25/2023