ADDRESS NEW OWNERS AND
SEND TAX BILLS:

SHANE J. NICHOLAS, SR., and wife,
REBECCA JANE NICHOLAS
1501 Elizabeth Road
Nashville, TN 37218

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
69-15-36
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 1 day of December, 2021, by **SHANE J. NICHOLAS, SR,** GRANTOR and **SHANE J. NICHOLAS, SR. and wife, REBECCA JANE NICHOLAS,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee: Being Lot No. 2, of the Estes Subdivision, as of record in Plat Book 5210, Page 390, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made more a more complete and accurate description thereof.

Being the same property conveyed to Virginia McKenzie and Shane J. Nicholas, Sr., as tenants in common with rights of survivorship by deed dated December 15, 2016, from Virginia McKenzie, recorded December 19, 2016, as Instrument No. 20161219-0132853, in the Register's Office for Davidson County, Tennessee. The said Virginia McKenzie, having since died on November 17, 2021, leaving said property vested in Shane J. Nicholas, Sr., as the surviving tenant.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1501 Elizabeth Road, Nashville, Tennessee 37218.

Karen Johnson Davidson County
Batch# 768782 DEEDQC
12/07/2021 09:55:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20211207-0161857

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Shane F. Nicholas Sr.
SHANE J. NICHOLAS, SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, **SHANE J. NICHOLAS, SR.**, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 1 day of December, 2021.

Elizabeth C McDaniel
NOTARY PUBLIC

My Commission Expires: May 25, 2022

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 5-25-22

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Tammy Baskerville
AFFIANT

Subscribed and sworn to before me, this the 1 day of December, 2021.

Elizabeth C McDaniel
NOTARY PUBLIC

My Commission Expires: May 25, 2022

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 5-25-22

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