THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 769265 DEEDQC
12/07/2021 11:46:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211207-0162038

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
1305 A Jackson LLC 1309 Coffeen Avenue Sheridan, WY 82801	New Owner	09204000100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Nicholas Investments, LLC, a Tennessee limited liability company, by these presents do hereby quitclaim and convey unto 1305 A Jackson LLC, a Wyoming limited liability company, its successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Unit 1, 1305 Jackson Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1305 Jackson Street Townhomes in Instrument Number 20210311-0032541, First Amendment in Instrument Number 20210317-0035447, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Nicholas Investments by Warranty Deed from Theresa Aydell Payne, dated November 4, 2020 and recorded November 10, 2020, of record in Instrument Number 20201110-0132652, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 A Jackson Street, Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7 day of December 2021.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of December 2021.

Nicholas Investments, LLC,
a Tennessee Limited Liability Company

By: _____

Name: Jason Griffith

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Nicholas Investments LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7 day of December 2021.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25