Name and Address of New Owner(s):
Adam Nicholson
Travis Nicholson
Luke Nicholson
1508 Clairmont Pl.,
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 889320 DEEDQC
07/15/2022 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220715-0081221

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 104-01-0-428.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adam Nicholson, unmarried, and Gary Nicholson, married,** hereinafter called the Grantor(s), convey and quitclaim unto **Adam Nicholson, Travis Nicholson, and Lucas Nicholson, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 2, Resubdivision of Lots 177 and 178 on the Plan of West Grove, as shown on plat of record in Plat Book 4300, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Adam Nicholson, unmarried, and Gary Nicholson, married, by Warranty Deed from Kim Marie Vinett and husband, Arthur Henry Vinett, of record in Instrument No. 20060606-0067069, Register's Office for Davidson County, Tennessee.
>
> Being also known as 3609 Pilcher Avenue, Nashville, Tennessee 37209.
>
> **This property is not now, nor has it ever been, the primary residence of Gary Nicholson.**

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12th day of July, 2022.

_____(SEAL)
Adam Nicholson

_____(SEAL)
Gary Nicholson

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Adam Nicholson** the within named bargainer(s), 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 12th day of July, 2022.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires: _____

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Gary Nicholson** the within named bargainer(s), 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 12th day of July, 2022.

_____
Notary Public
My commission expires: _____

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gary Nicholson
(Affiant)

Sworn to and subscribed before me this
12th day of July, 2022.

Notary Public
My commission expires: _____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-12-22.

Affiant Signature

7-12-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of July, 2022.

Notary Signature

My Commission Expires: 11/8/22

