Karen Johnson Davidson County
Batch# 941069 DEEDQC
11/14/2022 03:10:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121444

PREPARED BY:
LISA WEBB, ESQ.
5409 MARYLAND WAY, SUITE 333
BRENTWOOD, TENNESSEE 37027

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Ila Mae Nicholson	**Name** Ila Mae Nicholson	160-15-0-D-073.00
Street Address or Route Number 305 Seven Springs Way #101	**Street Address** 305 Seven Springs Way #101	
City State Zip Brentwood TN 37027	**City State Zip** Brentwood TN 37027	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James Leslie Nicholson, the Grantor, by these presents does hereby quitclaim and convey unto Ila Mae Nicholson, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a certain condominium apartment described as Unit No. 37, also known as 305 Seven Springs Way, #101, on the Plan of Phase II, St. Martin Square Condominiums (aka St. Martin Square at Seven Springs Condominiums), a Horizontal Property Regime, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, of record in Instrument No. 20060310-0028319; as supplemented in Instrument No. 20061109-0139692; amended in Instrument No. 20080730-0077840; Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katrina L. Helmkamp by Special Warranty Deed from Sundown Equipment, LLC, an Arizona limited liability company, dated July 2, 2010, recorded July 2, 2010, of record in Instrument No. 20100702-0052247, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Nicholson a/k/a James Nicholson and Ila M. Nicholson a/k/a Ila Nicholson, husband and wife, by Warranty Deed from Katrina L. Helmkamp, a married woman, dated February 20, 2015, of record in Instrument No. 20150220-0014897, Register's Office for Davidson County, Tennessee.

The Subject Property is neither the principal residence of Grantor's spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 305 Seven Springs Way, Apt. 101, Brentwood, Tennessee 37027.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 24 day of October, 2022.

JAMES LESLIE NICHOLSON

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Leah Jones, a Notary Public in and for said County and State, the within named, James Leslie Nicholson, the Bargainor 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 official seal at Brentwood, Tennessee, this 24 day of October, 2022.

Leah Jones
Notary Public

My commission expires: 7-7-25

LEAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Ila Mae Nicholson v. James Leslie Nicholson,* Docket No. 22D-1237, Third Circuit Court for Davidson County, Tennessee, and that the consideration for the transfer is $1.00.

Affiant

Subscribed and sworn before me, this the 24 day of October, 2022.

Notary Public

My commission expires: 7-7-25

LEAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).