Karen Johnson Davidson County
Batch# 994593 DEEDQC
04/20/2023 01 15:26 PM 2 pgs
Fees. $12.00 Taxes: $0.00
20230420-0029232

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **AYNE WALLACE NICHOLS**
413 Edwin Street
Nashville, TN 37207

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **07108030400**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of AYNE WALLACE NICHOLS V. RICHARD CORY NICHOLS, Docket No. 22D- in Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Richard C. Nichols, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Ayne Wallace Nichols, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Joywood, of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This the same description as in the previous deed of record

Being the same property conveyed to Ayne Wallace Nichols and Richard C. Nichols, wife and husband, by Warranty Deed dated June 2, 2015, from David Alexander Quiroz and Julia Christine Nations-Quiroz, husband and wife, of record, Instrument No. 20150605-0052916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 413 Edwin Street, Nashville, TN 37207.

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IN TESTIMONY WHEREOF I have executed this instrument this the 24th day of March 2023.

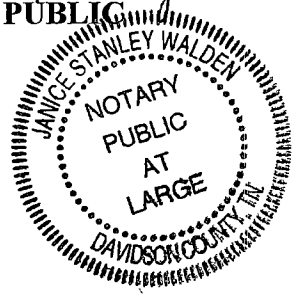
RICHARD C. NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard C. Nichols, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 24th day of March 2023.

NOTARY PUBLIC



My Commission Expires on November 6, 2023.

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(E).**