****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 11th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Gregg C. & Beth A. Nicholson
8066 Greenbrier Road
Joelton, TN 37080

SEND TAX BILLS TO:
SAME

Map/Parcel: 00900010300

Karen Johnson Davidson County
Batch# 994749 DEEDQC
04/21/2023 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230421-0029457

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Gregg C. Nicholson and Beth Ann Nicholson, a/k/a Beth A. Nicholson, husband and wife**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Gregg C. Nicholson and Beth A. Nicholson, husband and wife,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 14th day of April, 2023.

Gregg C. Nicholson

Beth Ann Nicholson a/k/a Beth A. Nicholson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gregg C. Nicholson and Beth Ann Nicholson a/k/a Beth A. Nicholson, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2023.

Notary Public

My commission expires: 3/21/2026

ROY P. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION
DAVIDSON COUNTY, TENNESSEE

Land in the 14th Civil District of Davidson County, TN and being described as follows:

Beginning at a point in the center of Greenbrier Road, at the Northwest corner of the Howard Baxter property; thence Northerly along the centerline of said Greenbrier Road 290 feet to a point; thence Easterly 500 feet to a point; thence Southerly 290 feet to a point; thence Westerly 500 feet to the point of beginning and containing 3 acres, more or less.

Being the same property conveyed to Gregg C. Nicholson and wife, Beth Ann Nicholson, by Quit Claim Deed from Herman Nicholson and wife, Betty G. Nicholson, of record in Instrument No. 20020221-0021979, in the Register's Office of Davidson County, Tennessee, dated February 12, 2002 and recorded on February 21, 2002.

Tennessee Certification of Electronic Document

I, Blake Reynolds, do hereby make oath that I am a licensed attorney and/or the custodian 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 4/14/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL COUNTY OF WILLIAMSON

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