THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1019896 DEEDQC
06/28/2023 09 03 08 AM 2 pgs
Fees $12 00 Taxes $0 00

20230628-0049127

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination, review of Trust documents, or other inspection or advice was requested by the parties or offered, given, or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or the terms of the Trust or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To.	Tax ID No..
Pamela S. Nicosin 6 Buckfast Lane Bella Vista, Arkansas 72714	Owner	126 16 0A 458.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela S. Nicosin, as Trustee of the Nicosin & Trevathan Trust dated June 8, 2020, and any amendments thereto**, hereinafter called the Grantor, does hereby Quitclaim unto **Pamela S. Nicosin**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit·

LAND located in Davidson County, Tennessee, being all of **Lot No. 433**, Final Plat of Riverwalk, Phase 3-B, according to plat and survey of same appearing of record in Instrument No. 20060106-0002328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property most recently conveyed to Louis B. Trevathan, Jr and Pamela S. Nicosin, Trustees of the Nicosin & Trevathan Trust dated June 8, 2020, and any amendments thereto, by Warranty Deed from Pamela S. Nicosin and Louis B. Trevathan, Jr., filed on 07/17/2020, at Instrument No. 20200717-0078917, Davidson County Register of Deeds Louis B. Trevathan, Jr. is now deceased, leaving Pamela S. Nicosin as the sole surviving Trustee.

This is property commonly known as 7120 RIVERFRONT DRIVE, NASHVILLE, TN 37221.*
*Note: An address is not a legal description of real property.

Witness my hand, this 18th **day of** May, **2023:**

Pamela S. Nicosin, as Trustee of the Nicosin & Trevanthan Trust dated June 8, 2020, and any amendments thereto

STATE OF Arkansas

[Notary: Please do not alter this form, below.]

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela S. Nicosin**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, **2023**.

Notary Public

My Commission Expires: 04/08/32

ADAM GRANT
Notary Public - Arkansas
Benton County
Commission # 12718168
My Commission Expires Apr 8, 2032

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF June, **2023**.

Notary Public

My Commission Expires: 06-20-2023

ADAM GRANT
Notary Public - Arkansas
Benton County
Commission # 12718168
My Commission Expires Apr 8, 2032

EDWINA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JUNE 20, 2023