This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1071773 DEEDQC
11/14/2023 02:17:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231114-0088799

New Owner:	Send Tax Bill:	Map/Parcel
Robert M. Nichols, Sr., Trustee of the Robert M. Nichols, Sr. Revocable Living Trust dated November 7, 2023, and any amendments thereto 20 Rutledge Street, Apt. 111 Nashville, TN 37210	Same as new owner	093 11 0G 111.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 7th day of November 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROBERT M. NICHOLS**, a unmarried man, by these present do hereby quitclaim and convey unto **ROBERT M. NICHOLS, SR., TRUSTEE OF THE ROBERT M. NICHOLS, SR. REVOCABLE LIVING TRUST DATED NOVEMBER 7, 2023, AND ANY AMENDMENTS THERETO**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 111, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 201.90508-0043149, and further amended by amendment of record as Instrument No.

20190711-0067872, and Instrument No. 20200108-0002612, Instrument No. 20200317-0029703, Instrument No. 20200618-0064135 and Instrument No. 20220816-0092835 and instrument No. 20220816-0092836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Nichols, by deed from JPS Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20230403-0023926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 20 Rutledge Street, Apt. 111, Nashville, TN 37210.

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

WITNESS MY HAND this 7th day of November, 2023.

By: _____
ROBERT M. NICHOLS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Nichols, with whom I am personally acquainted (or who provided by sufficient evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 7th day of November, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/25

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 3/19/2025