Karen Johnson
Batch # 1087649
01/02/2024 02:06:55 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240102-0000266

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QUITCLAIM DEED

Property Owner: Garfield & Chlora Nicholson

Parcel Identification No: 059 00 0 019.00

Prepared By: Shaundrell Rodgers

943 Westchester Circle Hendersonville, Tennessee 37075

After Recording, Return Deed To: Shaundrell Rodgers

943 Westchester Circle Hendersonville, Tennessee 37075

Mail All Real Estate Tax Statements To: Shaundrell Rodgers

943 Westchester Circle Hendersonville, Tennessee 37075

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Garfield Nicholson and Chlora Nicholson, a married couple, residing at 4560 Clarksville Pik, Nashville, Tennessee, 37218.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to:

Shaundrell Rodgers, a married individual, residing at 943 Westchester Circle, Hendersonville, Tennessee, 37075

Cameron Nicholson, a single individual, residing at 4560 Clarksville Pike, Nashville, Tennessee, 37218

(Hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

E SIDE CLARKSVILLE HWY & N OF KINGS LN

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of State Highway No. 112, of Clarksville Pike, said point being 200 feet north of the northerly boundary between a tract conveyed to Henry W. Bowers, Jr., and wife, of record in book 2597, Register's Office for said County, and a tract conveyed to E. E. Morgan and wife, of record in Book 2928, page 1, said Register's Office; thence northerly along said margin of said Pike 219 feet to the southerly edge of a branch; hence south 56 deg. 15 min. east along said margin of said branch, 300 feet to a point; thence south 12 deg. 30 min. west 136 feet to a point; thence north 72 deg. 20 min. east 290 feet, more or less, to the point of beginning.

Being the same property conveyed to Garfield Nicholson and Chlora Nicholson, husband and wife, by deed dated July 29, 2019, of record in Deed Instrument/Case No. 20190807-0078457, in the Register of Deeds Office.

No prior instrument pertaining to the foregoing described property has been recorded.

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto their heirs and assigns forever.~~ SBM

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of April 17, 2023.

Grantor's Signature Garfield Nicholson Date April 17, 2023

Print Name: Garfield Nicholson

Address: 4560 Clarksville Pike, Nashville, Tennessee, 37218

Grantor's Signature Chlora Nicholson Date April 17, 2023

Print Name: Chlora Nicholson

Address: 4560 Clarksville Pike, Nashville, Tennessee, 37218

NOTARY ACKNOWLEDGMENT

State of Tennessee

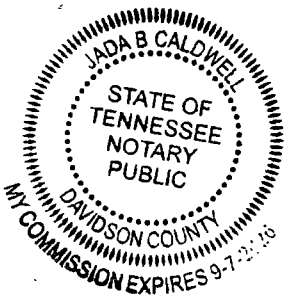
County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Garfield + Chlora Nicholson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of April, 2023.

JWB Caldwell (SEAL)

Notary Public



My Commission Expires: 9/7/2024

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature Garfield Nicholson

State of Tennessee

County of Davidson

Subscribed and sworn before me this 17th day of April, 2023.

Jada B. Caldwell

Notary Public

