Karen Johnson Davidson County
Batch # 1108352 DEEDQC
03/07/2024 08:10:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240307-0015751

This Instrument was prepared by:
Blake Freeman, Atty.
323 Emery Dr.
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 08111014800 & 08410003600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Horace D. Nichols, an unmarried man,** does hereby remise, release and quitclaim to **Dennis L. Nichols**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 227 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Horace D. Nichols by deed from Michael J. Smith and wife, Patricia A. Smith, of record in Book 6366, page 823, said Register's Office, and by Divorce Decree filed at Book 7096, page 699, Register's Office for Davidson County, Tennessee.

TRACT 2:
LAND in Davidson County, Tennessee, being Lot No. 310 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot 310 fronts 80 feet on the northeasterly side of Maplecrest Drive and runs back between lines, 158 feet on the northwesterly line and 160 feet on the southeasterly line, to a dead line in the rear on which it measures 55 feet.

BEING the same property conveyed to Horace D. Nichols and wife, Rosie S. Nichols by Deed from First Industrial Corporation, as of record in Book 4362, page 84, said Register's Office. And further conveyed to Horace D. Nichols by Divorce Decree filed in Book 7096, page 699, said Register's Office.

This is unimproved property known as: 2311 Aubrey Drive, Nashville, TN 37214 and
2214 Maplecrest Drive, Nashville, TN 37214

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the date shown on the Notary acknowledgments.

Horace D. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 5 day of March, 2024.

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Horace D. Nichols
Affiant

Subscribed and sworn to before me this 5 day of March, 2024.

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

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NEW OWNER(S)
Dennis L. Nichols
2311 Rugby Dr
Nashville TN
37214

SEND TAX BILL TO:

New Owner