THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 4th day of April, 2024.

Notary Public
My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1119085 DEEDQC
04/04/2024 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0024004

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
KH Nichol Investments, LLC 1 Silver Pine Dr Newport Coast, CA 92657	New Owner	091-10-0-219.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen Hall, Trustee of the Karen Hall Family Trust** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **KH Nichol Investments, LLC, a Texas limited liability company** ("Grantee"), its heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly portion of Lot No. 5 of G.W. Dunn's Subdivision of Lot "1" Map of Holman Heights, as of record in Book 332, page 7, Register's Office for said County, according to a map and possible survey made by Geo. W. Watkins, Surveyor, December 7, 1953.

Said part of Lot No. 5 fronts 75 feet on the Westerly side of Nichol (shown on said map "Ethel") Street and runs back between parallel lines 118.9 feet on the Northerly line and 108.7 feet on the Southerly line, to a deed line.

Being the same property conveyed to Karen Hall, Trustee of the Karen Hall Family Trust by Warranty Deed from Paula Kim Boals, an unmarried woman, dated August 20, 2018 and filed for record on August 23, 2018 in Instrument No. 20180823-0083821, Register's Office for Davidson County, Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 509 Nichol Road, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 25th day of March, 2024.

GRANTOR(S):

Karen Hall Family Trust

Karen Hall, Trustee

Karen Hall, Trustee

STATE OF California
COUNTY OF Orange

On this the 25th day of March, 2024, before me personally appeared Karen Hall, Trustee of the Karen Hall Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 25th day of March, 2024.

Nicholas Panos

Notary Public

My Commission Expires: April 29th 2024

(SEAL)

NICHOLAS PANOS
Notary Public - California
Orange County
Commission # 2325913
My Comm. Expires Apr 29, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 25, 2024.

Affiant
Date: April 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY