Karen Johnson Davidson County
Batch# 1143355 DEEDQC
06/05/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0042051

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of June, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Douglass Nichol and/or Martha-Sue Janet Nichol, Trustees 3606 Valley Vista Road Nashville, Tennessee 37205	SAME	104 14 0 003.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Douglass Nichol and wife, Martha-Sue Janet Nichol**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert Douglass Nichol and/or Martha-Sue Janet Nichol, Trustees of the Robert Douglass & Martha-Sue Janet Nichol Living Trust, established by the Revocable Trust Agreement of Robert Douglass Nichol and Martha-Sue Janet Nichol dated June 3, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 3rd day of June, 2024.

Robert Douglass Nichol

Martha Sue Janet Nichol

Martha-Sue Janet Nichol

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Douglass Nichol and Martha-Sue Janet Nichol, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2024.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos.19 and 20 of Block "A", on the plan of Bellwood, as of record in Book 547, Pages 149 and 150, Register's Office for said County. Said Lots Nos. 19 and 20 front together 121~1/2 feet on the easterly side of Valley Vista Road, and run back between lines 131.20 feet on the southerly line and 182.08 feet on the northerly line to a dead line, and show 183 feet on said rear line.

Being the same property conveyed to Robert Douglass Nichol and wife, Martha-Sue Janet Nichol by deed from Doris Anderson O'Donnell and Eryea Anderson Thompson, of record in Book 4783, Page 856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Robert D Nichol and Robert Douglass Nichol are one and the same person. Martha Janet Nichol and Martha-Sue Janet Nichol are one and the same person.

This is improved property known as 3606 Valley Vista Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the 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 6/3/24.

6/5/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of June, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

