QUITCLAIM DEED

Karen Johnson
Batch # 1174913
08/28/2024 08:13:25 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240828-0065988

AJ-QCD-24-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUG, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rose Marie Nicholson	**New Owner**	**08303018800**
(NAME)	(NAME)	
103 Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROSE MARIE NICHOLSON AND WILLIAM GERARD NICHOLSON ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ROSE MARIE NICHOLSON ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE HALF OF LOT NO. 2 ON THE PLAN OF GEORGE C. WATERS ADDITION AS OF RECORD IN BOOK 161, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 2 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ROSEBANK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROSE MARIE NICHOLSON AND WILLIAM GERARD NICHOLSON, BY QUITCLAIM DEED, FROM ROSE MARIE NICHOLSON, OF RECORD IN BOOK 11062, PAGE 278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID QUITCLAIM DEED REFERENCES A LIFE ESTATE RESERVED THEREIN, AS WELL AS IN QUITCLAIM DEED OF RECORD IN BOOK 11062, PAGE 278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR WILLIAM G. NICHOLSON. THE SAID WILLIAM G. NICHOLSON HAVING SINCE PASSED MAY 16, 2004, THE LIFE ESTATE RESERVED WAS EXTINGUISHED BY OPERATION OF LAW, WITH TITLE BEING FULLY VESTED AT THAT TIME IN THE GRANTORS LISTED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **103 Rosebank Avenue, Nashville TN, 37206.**

Witness our hands this the 26 day of Aug, 2024.

Rose Marie Nicholson
ROSE MARIE NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 26 day of Aug, 2024.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

William Gerard Nicholson
WILLIAM GERARD NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM GERARD NICHOLSON,** the within named 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, this the 26 day of Aug, 2024.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024