Karen Johnson Davidson County
Batch# 1217281 DEEDQC
12/17/2024 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097952

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

Sworn to and subscribed before me this 6th day of November, 2024.

KATHERINE LYNN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 04/22/26

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 6 day of December, 2024, among:

NICHOLAS APPLETON,

of Brevard County, Florida, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRITTANY NELSON,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 58 fronts 82 feet on the Northerly side of Lakeland Drive and runs back between lines 166.2 feet on the Westerly side and 174.3 feet on the Easterly side to a dead line in the rear and measures 77.9 feet on said dead line.

Being the same property conveyed to Thomas Jefferson Nelson, Jr. and Wife, Marilyn B. Nelson, by Warranty Deed from Lewis E. Gaines and Joe Gaines, dated October 4, 1955, and recorded October 5, 1955, in Book 00002452, pages 0000638, in the Register's Office for Davidson County, Tennessee. Said Thomas Jefferson Nelson, Jr. having died on April 28, 2001, his share passing to his wife, Marilyn Nelson.

Marilyn Nelson having passed away, leaving grandchildren Brittany Nelson, Cody Appleton, and Nicholas Appleton as her heirs, as evidenced by Affidavits of Heirship, of record in Instrument No. 20240920-0072968 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2828 Lakeland Drive, Nashville, TN 37214.

THIS DEED has been prepared solely upon information furnished by **Nicholas Appleton.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

NICHOLAS APPLETON

State of FLORIDA
County of BREVARD

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

Witness my hand and official seal this 06 day of DEC, 2024.

Tarun Gupta
TARUN GUPTA, Notary Public
My Commission Expires: 06/09/2025

NOTARY PUBLIC STATE OF FLORIDA

TARUN GUPTA
Commission # HH 090631
Expires June 9, 2025
Bonded Thru Budget Notary Services

Owner Name & Property Address:

Brittany Nelson
2828 Lakeland Drive
Nashville, TN 37214

Responsible Party For Taxes:

Brittany Nelson
2828 Lakeland Drive
Nashville, TN 37214

Tax Map and Parcel: 096 09 0 199.00

Certificate of Authenticity

I, Trent Linville, 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 12/4/2024.

Date

Affiant Signature

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Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this _____ day of _____. 20____.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

