Karen Johnson Davidson County
Batch# 1226732 DEEDQC
01/16/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250116-0003406

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Scott M. Niesen and Sandra N. Niesen, Co-Trustees Niesen Family Revocable Living Trust 300 Mayfield Station Brentwood, TN 37027	New Owner	171080A13000CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Scott Niesen and wife, Sandra Niesen**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Scott M. Niesen and Sandra N. Niesen, Co-Trustees, Niesen Family Revocable Living Trust Agreement dated January 14, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 130 on the Plan of Cottonport Plantation, Phase 1, of record in Plat Book 6900, pages 529-530, Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to **Scott Niesen and wife, Sandra Niesen**, by Warranty Deed dated July 18, 2007, from **Wayne S. Nelson and wife, Rhonda Nelson**, recorded in Instrument No. 20070730-0090312, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **300 Mayfield Station, Brentwood, TN 37027.**

Scott Niesen and **Scott M. Niesen** are one and the same person.

Sandra Niesen and **Sandra N. Niesen** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 14th day of January 2025.

Scott Niesen

Sandra Niesen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Scott Niesen**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sandra Niesen**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 14th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 14, 2025.

Affiant Signature

January 14, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of January 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

