Karen Johnson
Batch # 1229947
01/24/2025 09 09 42 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250124-0005566

This Instrument Prepared by:
GRACEFUL AGING LEGAL SERVICES, PLLC
APRIL HARRIS JACKSON, ATTORNEY
11205 Lebanon Road, Suite 511
Mount Juliet, TN 37122
Phone: (615) 846-6201

Address of New Owners:	Send Tax Bills To:	Map & Parcel:
Mark A. Nichols and Diane E. Cash, Trustees of the Cash-Nichols Living Trust 2621 Western Hills Drive Nashville, TN 37214	Mark A Nichols and Diane E. Cash, Trustees of the Cash-Nichols Living Trust 2621 Western Hills Drive Nashville, TN 37214	07303002300

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Diane E. Cash and Mark A. Nichols, wife and husband** ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Diane E. Cash and Mark A. Nichols, Trustees of the Cash-Nichols Living Trust u/a/d January 17, 2025** ("Grantee"), Grantors' entire interest in and to a certain tract of land in Davidson, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 72 on the Plan of Section Two, Sutherland Heights of record in Plat Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 72 fronts 115 feet on the Easterly side of Western Hills Drive and runs back 182.7 feet on the Northerly line and 199.8 feet on the Southerly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Diane E. Cash and Mark A. Nichols, wife and husband, by Warranty deed from Michael J. O'Connor and wife, Christina C. O'Connor of record in Instrument No. 20191009-0103598 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This improved property is known as 2621 Western Hills Drive, Nashville, TN 37214.

This Instrument was prepared by information provided by the Grantor. No new title search was done.

IN WITNESS WHEREOF, the Grantors hereby affix their signature on the 17th day of January, 2025.

Diane E. Cash

Diane E. Cash

Mark A. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Diane E. Cash and Mark A. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2025.

APRIL HARRIS JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

April Harris Jackson

NOTARY PUBLIC
My Commission Expires: March 9, 2027

OATH OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

DIANE E. CASH, AFFIANT

MARK A. NICHOLS, AFFIANT

Sworn to and subscribed to before me on the 17th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

APRIL HARRIS JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY