Karen Johnson Davidson County
Batch # 1229948 DEEDQC
01/24/2025 09 10 47 AM 3 pgs
Fees $17 00 Taxes $0 00
20250124-0005567

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 Nichols and Diane Cash, Trustees of the Cash-Nichols Living Trust 2606 Lock Two Road Nashville, TN 37214	Mark Nichols and Diane Cash, Trustees of the Cash-Nichols Living Trust 2606 Lock Two Road Nashville, TN 37214	062-02-0-016.00

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** ("Grantor") 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"), Grantor's 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. 1, Unit A, Zone Lot Division of Lots 1 and 2 on Plat entitled Resubdivision of Lots 11, 12, & 13, Revised Plan of Pennington Bend Estates, as of record in Plat Book 5800, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane E. Cash and Mark A. Nichols, wife and husband, by Warranty Deed from Deborah D. Howell, married of record in Instrument No. 20210621-0083598 Register's Office for Davison 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 2606 Lock Two Road, 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

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

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

DIANE E. CASH, AFFIANT

Mark A Nichols

MARK A. NICHOLS, AFFIANT

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

April Harris Jackson

NOTARY PUBLIC

My Commission Expires: March 9, 2027

APRIL HARRIS JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY