Karen Johnson
Batch # 1229950
01/24/2025 09 12 00 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250124-0005569

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	062-02-0-015.00

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, **Mark A. Nichols and Diane E. Cash, husband and wife** ("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"), 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 2A on the Plan of Zone Lot Division, Lots 1 & 2 on Plat Entitled Resubdivision of Lots 11, 12, & 13, Revised Plan of Pennington Bend Estates, of record in Book 5800, Page 201, amending Book 5800, Page 115, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mark A. Nichols and Diane E. Cash, husband and wife, by Warranty deed from Deborah D. Howell, married, of record in Instrument No. 20240124-0004744 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage, and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4) building restrictions; (5) current property taxes; and (6) other matters of public record.

This improved property is known as 2602 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.

Mark A. Nichols

Diane E. Cash

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 Mark A. Nichols and Diane E. Cash, 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.



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).

MARK A. NICHOLS, AFFIANT

DIANE E. CASH, 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