This instrument was prepared by Jennifer L. Honeycutt, Esq. Attorney at Law, 3326 Aspen Grove Drive #304, Franklin, TN 37067. This instrument was prepared upon information supplied by bargainer(s) and no title search was requested or performed.

Karen Johnson Davidson County
Batch # 1237633 DEEDWARR
02/14/2025 08:51:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250214-0011197

TRUSTEE'S DEED

Address of New Owner:	Tax Map-Parcel Numbers	Sent Tax Bills To
Brian E. Nicholson 916 Oak Valley Ln. Nashville, TN 37220	011-10550	Same

Brian E. Nicholson, in his capacity as Trustee of the Nicholson Family Trust dated November 14, 2022 ("Trustee"), this date, by these presents does transfer and covey unto Brian E. Nicholson, individually, his heirs, and assigns, Trustee's interest in a tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being lot No. 26 on the Plan of Oak Hill Valley Subdivision, of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows: Beginning on the northerly margin of Oak Valley Lane at the corner of lots Nos. 25 and 26; thence with the line between said two lots northwardly 240 feet; thence westwardly 180.01 feet to the easterly margin of Dustin Lane; thence with said Lane southwardly 214.06 feet to the beginning of a curve; thence around said curve in a southeasterly direction 40.34 feet to the northerly margin of Oak Valley Lane; thence with said Lane eastwardly 164.17 feet to the beginning.
>
> Being the same property conveyed to Stuart E. Nicholson and wife, Jean H. Nicholson, by deed from Richard T. Farris, a widower of record in Book 4457, page 231, Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Doris Jean Hagewood Nicholson and Stuart E. Nicholson, Trustees of the Nicholson Family Trust dated November 14. 2022 of record in Instrument Number 20221117-0122238, Register of Deeds of Davidson County, Tennessee, such deed dated November 14, 2022 and recorded November 17, 2022.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the said Brian E. Nicholson, his heirs and assigns, forever.

Trustee, in his capacity as Trustee and not individually, covenants with the said Brian E. Nicholson that Doris Jean Hagewood Nicholson and Stuart E. Nicholson, Trustees of the Nicholson Family Trust dated November 14, 2022, was lawfully seized and possessed of said land in Fee Simple at the time of the death of both Doris Jean Hagewood Nicholson and Stuart E. Nicholson and that Trustee is now lawfully seized and possessed thereof, has good right to convey it, and the same is unencumbered except for lien of ad valorem real property taxes and assessments made by Davidson County, Tennessee for the year 2024, which Trustee assumes and agrees to pay. Trustee hereby binds himself in his capacity as Trustee ~~and not~~ individually, his successors and assign, to warrant and forever defend the title to the above described premises to Brian E. Nicholson, individually, and Brian E. Nicholson's heirs and assigns, against every person lawfully claiming the property or any part thereof or any interest by, through or under Trustee.

WITNESS my hand this 3 day of November, 2024.

Brian E. Nicholson Successor Trustee of the
Nicholson Family Trust dated November 14, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Brian E. Nicholson, Successor Trustee of the Nicholson Family Trust dated November 14, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who executed the foregoing instrument for the purpose therein set forth.

Witness my hand and seal, at office, this 3rd day of November, 2024.

JENNIFER L. HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DICKSON)

The actual consideration of this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 11 day of November, 2025.

MARK E. DOLL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

NOTARY PUBLIC

My Commission Expires: 3-23-26