Karen Johnson Davidson County
Batch# 1265413 DEEDQC
04/28/2025 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250428-0032586

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 25th day of April, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of April, 2025, among:

BRANT LOGAN NICKENS AND TAYLOR ELISE NICKENS, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRANT NICKENS AND TAYLOR NICKENS, TRUSTEES OF THE NICKENS FAMILY TRUST DATED APRIL 25, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Burkitt Village, Phase Six, Section One, of record in Instrument No. 20210421-0053389, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brant Logan Nickens and Taylor Elise Nickens, husband and wife by Warranty Deed from Joon Properties, LLC, a Tennessee limited liability company dated March 31, 2023, and recorded April 6, 2023, at Instrument No. 20230406-0025090, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 4828 Kintore Drive, Nolensville, TN 37135.

THIS DEED has been prepared solely upon information furnished by **Brant Logan Nickens and Taylor Elise Nickens.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BRANT LOGAN NICKENS

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brant Logan Nickens**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



TAYLOR ELISE NICKENS

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Taylor Elise Nickens**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Brant Nickens and Taylor Nickens, Trustees
Nickens Family Trust dated April 25, 2025
4828 Kintore Drive
Nolensville, TN 37135

Responsible Party For Taxes:

Legacy Home Loans, LLC dba Steadfast Mortgage
2 Cadillac Drive
Brentwood, TN 37027

Tax Map and Parcel: 187 09 0A 089.00 CO

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-25-25.

Date

T Linville

Affiant Signature

4-25-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25th day of April, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY