Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1267270 DEEDQC
05/01/2025 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250501-0033596

**Nicole Tremblett**

**TO:**

**Nicole Dorothy Tremblett, Trustee of the Nicole Dorothy Tremblett Revocable Trust dated April 30, 2025**

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 30th day of April, 2025, by and between **Nicole Tremblett, an unmarried woman** ("Grantor"), and **Nicole Dorothy Tremblett, Trustee of the Nicole Dorothy Tremblett Revocable Trust dated April 30, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Unit A, Sigler Cottages Homeowners Association, as shown in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20141210-0113158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> SUBJECT to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20141210-0113158, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Nicole Tremblett, an unmarried woman, by Warranty Deed from The Sigler Group, LLC, a Tennessee limited liability company, dated October 15, 2015, and recorded on October 22, 2015, in Instrument No. 20151022-0107435, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (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, and (5) all other matters and restrictions of public record.

This is improved property, known as: **1202A Sigler Street, Nashville, TN 37203.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

**Nicole Tremblett**
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicole Tremblett**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of April, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1-28-26

**THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).**

| **Property Owner(s) Name and Mailing Address** | **Person or Entity Responsible for Payment of Property Taxes** | **Property Address and Map/Parcel No.** |
|---|---|---|
| Nicole Dorothy Tremblett, Trustee<br>1202A Sigler Street<br>Nashville, TN 37203 | Same/Owner | 1202A Sigler Street<br>Nashville, TN 37203<br><br>093-13-0R-001.00 |

Certificate of Authenticity

I, Thomas W. Steelman, 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 April 30, 2025.

Affiant Signature

4/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of April, 2025.

Notary's Signature

My Commission Expires: 1-28-26
Date

