Karen Johnson Davidson County
Batch# 1270969 DEEDQC
05/09/2025 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036349

Certified, Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the ~~25th~~ 2nd day of ~~March~~ May, 2025.

Notary Public

My Commission Expires: 11/8/28

ELLIE KEIPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Expires 11/8/2028

ADDRESS OF NEW OWNER:
Timothy H. Nichols, Trustee
of the Nichols Family Trust,
dated March 26, 2025
1614 19th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
Same

MAP PARCEL ID:
104-8-104

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged Timothy H. Nichols and Anne L. Fentress, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **Timothy H. Nichols**, Trustee and their successors in trust of the Nichols Family Trust, dated March 26, 2025, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots 6 and 7 on the Plan of O.H. Shields Subdivision of Lots 44, 55, 57, and 69 (erroneously referenced as 59 in previous deed) in O.B. Hayes Rokeby Addition (erroneously referenced as D.H. Hayes Rokeby Addition in previous Deed) of record in plat Book 161, Page 158, in the 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 by Warranty Deed to Timothy H. Nichols and Anne L. Fentress, dated August 22, 2014, and filed of record as Instrument No. 20140825-0077070, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 1614 19th Avenue South, Nashville, TN 37212. The 2024 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 26th day of March, 2025.

TIMOTHY H. NICHOLS, Grantor

ANNE L. FENTRESS, Grantor

State of Tennessee)
County of Willaimson)

On this 2nd day of ~~March~~ May, 2025, before me personally appeared TIMOTHY H. NICHOLS and ANNE L. FENTRESS, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of ~~March~~ May, 2025.

Notary's Signature

ELLIE KEIPER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Seal

My commission expires: 11/8/28

Certificate of Authenticity

I, ROBIN J. GORDON, 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 exact copy of the original document executed and authenticated according to law on March 26, 2025.

Date

Affiant Signature

3/5/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of March, 2025.

Notary Signature

My Commission Expires: 7/3/2028
Notary Seal (if on paper)

ADRIENNE GOODMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028