Karen Johnson Davidson County
Batch# 1271573 DEEDQC
05/09/2025 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036774

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 9th day, May 9, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Nicholson Family Trust
3705 Ackerman Court
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
11813001000

QUITCLAIM DEED

John D. Nicholson, III and Maribeth R. Nicholson, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Nicholson Family Trust**, dated May 9, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 9, 2025**.

John D. Nicholson, III

Maribeth R. Nicholson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John D. Nicholson, III and Maribeth R. Nicholson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 9, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being the east part of Lot 43 on the Plan of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of said Lot 43 fronts 75 feet on the westerly side of a 50 foot unnamed street and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to John D. Nicholson, III and Maribeth R. Nicholson, husband and wife, from Jonathan Huddleston and wife, Amy Huddleston, by deed of record in Instrument No. 20150618-0058296, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3705 Ackerman Court, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 May 9, 2025.

Affiant Signature

5/9/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 9, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028