Karen Johnson Davidson County Batch # 1272214 DEEDQC 05/12/2025 02:22:01 PM 2 pgs Fees: $12.00 Taxes: $0.00 20250512-0037298	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE NICHOLSON FAMILY LIVING TRUST	**SAME**	**9D 04836** **128-14 29**
(NAME) **333 Cross Timbers Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Donald G. Nicholson and wife, Nancy Nicholson,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Donald Gordon Nicholson and Nancy Ellen Nicholson, Trustees of THE NICHOLSON FAMILY LIVING TRUST,** established by **The Trust Agreement of THE NICHOLSON FAMILY LIVING TRUST, Dated April 30th, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Harpeth Park, Section II, as of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 104 fronts 86.00 feet on the southwesterly side of Cross Timbers Drive and extends back 237.55 feet on the northwesterly line and 204.12 feet on the southeasterly line to a dead line in the rear, which is a broken line measuring a total 91.26 feet thereon.

Being the same property conveyed to Donald G. Nicholson and wife, Nancy Nicholson, by Warranty Deed from Harpeth Builders, Inc., dated July 19, 1968, of record in Book 4254, Page 130, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **333 Cross Timbers Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 30th day of April, 2025.

Donald G. Nicholson

Nancy Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald G. Nicholson** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 30th day of April, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Nicholson** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 30th day of April, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public