This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd , Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson
Batch # 1285424
06/17/2025 03 05 04 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250617-0047728

New Owner:	Send Tax Bill:	Map/Parcel
Nicole M Grisham, Trustee of the Nicole M. Grisham Revocable Living Trust dated June 17, 2025, and any amendments thereto 416 Hickory Chase Drive Madison, TN 37115	Same as new owner	042 16 0A 009.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Nicole M. Grisham
AFFIANT

Sworn to and subscribed before me this 17th day of June 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NICOLE GRISHAM**, a single woman (Grantor), by these present do hereby quitclaim and convey unto **NICOLE M. GRISHAM, TRUSTEE OF THE NICOLE M. GRISHAM REVOCABLE LIVING TRUST DATED JUNE 17, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee.

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE FINAL PLAT OF HICKORY CHASE OF RECORD IN PLAT BOOK 7900, PAGE 973, REGISTER'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO NICOLE GRAHAM BY DEED FROM REGINALD RAY GRISHAM, OF RECORD IN INSTRUMENT NO. 20110406-0026762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY, KNOWN AS: 416 HICKORY CHASE DRIVE, MADISON, TN 37115.

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

WITNESS MY HAND this 17 day of June, 2025.

By. _____
NICOLE GRISHAM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Grisham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 17th day of June, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2029

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029