PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 1.00.

Charles Wade Nicholson

Affiant Charles Wade Nicholson "Wade"

Subscribed and sworn before me this the 25 day of July, 2025

Breanna Simmons

Notary Public

My commission expires 5/8/29

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

Karen Johnson Davidson County
Batch # 1302132 DEEDQC
07/25/2025 01:49:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250725-0058993

After recording, mail the document
Name: Charles Wade Nicholson "Wade" (Grantor/Grantee)
Address 329 Scotts Creek Place, Hermitage, TN 37076

And tax statements to: (If Mortgage)

Rocket Mortgage 1050 Woodward Ave
Detroit, MI 48226

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective July 25, 25 (the "Effective Date") between the following Grantor (the "Grantor) **Charles Wade Nicholson "Wade,"** who's mailing address is: 329 Scotts Creek Place, Hermitage, TN 37076 and Living Trust as the Grantee (the "Grantee"): ***THE REVOCABLE LIVING TRUST OF Charles Wade Nicholson "Wade" dated*** July 25, 2025

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

329 Scotts Creek Place, Hermitage, TN 37076

Map- Parcel Numbers

075-12-0A-034.00- CO

Legal Description

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Revised Cedar Creek, Phase One, a Planned Unit Development of record in Plat Book 6900, Page 848, 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 to Charles Wade Nicholson, an unmarried man, by Warranty deed from Michael Zacharakis, an unmarried man of record in Instrument No. 20170912-0093389 Register's Office for Davidson County, Tennessee, on September 17, 2017, and recorded on 09/12/2017.

Being the same property conveyed to Michael Zacharakis, an unmarried man by Warranty deed from Adriel Jauregui, an unmarried man of record in Instrument No. 20140319-0022723 Register's Office for Davidson County, Tennessee, dated March 14, 2014, and recorded on March 19, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 329 Scotts Creek Place, Hermitage, TN 37076.

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 25 day of July, 20 25.

Charles Wade Nicholson

Grantor/ Grantee:
Charles Wade Nicholson "Wade"

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Charles Wade Nicholson, "Wade," known to be the person described in and who executed the within instrument and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 25 day of July, 20 25.

Breanna Simmons

Notary's Public Signature

(Date)

My Commission Expires 5/8/29

