This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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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 Davidson County
Batch# 1315409 DEEDWARR
08/27/2025 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068650

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIAM STEPHEN NICHOL, Trustee BARBARA JAMES NICHOL, Trustee NICHOL REVOCABLE LIVING TRUST dated November 5, 2024 6832 Pennywell Drive Nashville, TN 37205	SAME	8D-63540 115-5-56

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)(C)(vi)].

Mariah K. Medlen
AFFIANT

Sworn to and subscribed before me this August 27, 2025.

Anna Smith
Notary Public

My Commission Expires: ANNA SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JAN 22, 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WILLIAM STEPHEN NICHOL, who is one and the same as STEVE NICHOL, and BARBARA JAMES NICHOL, who is one and the same as BARBARA NICHOL, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WILLIAM STEPHEN NICHOL and BARBARA JAMES NICHOL Trustees of the NICHOL REVOCABLE LIVING TRUST, dated November 5, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

WITNESS OUR HANDS this April 22, 2025.

By: _____
WILLIAM STEPHEN NICHOL

_____
BARBARA JAMES NICHOL

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 WILLIAM STEPHEN NICHOL and BARBARA JAMES NICHOL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 22, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JAN 22, 2029

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 153, West Meade Hills, Section 5, as of record in Book 3300, page 98, Register's Office for said County. Said Lot No. 153 fronts 143.75 feet on the easterly side of Pennywell Drive and extends back 325.11 feet on the north line and 298.25 feet on the south line to a dead line in the rear, measuring 170.18 feet thereon.

Being the same property conveyed to WILLIAM STEPHEN NICHOL and wife, BARBARA JAMES NICHOL, by Warranty Deed of record from EUGENE D. DENMAN and wife, LORENE N.J. DENMAN, , in Instrument No. A42839, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

Subject to restrictive covenants of record in Book 3505, page 361, Register's Office, and to terms and conditions of Plan of record in Book 3300, page 98, said Register's Office, as to set back lines and easements.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 6832 Pennywell Drive, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 and exact copy of the original document executed and authenticated according to law on April 22, 2025 (date of document).

Signature

8/27/2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of August 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JAN 22, 2029