**PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.**

Karen Johnson Davidson County
Batch # 1321547 DEEDQC
09/12/2025 03:00:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250912-0073058

**THIS INSTRUMENT WAS PREPARED BY:**
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

**This transfer is exempt from real estate transfer tax pursuant to TCA 67-4-409(a)(3)(D).**

**ADDRESS NEW OWNER AS FOLLOWS:**
Wendall D. Johnson
641 Hidden Acres Drive
Madison, TN 37115

**SEND TAX BILLS TO:**
------Same--------

**MAP PARCEL NUMBERS:**
**063 00 0 118.00**

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that J. STEPHEN BROWN, EXECUTOR of the ESTATE OF DOROTHY J. NICHOLS, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the ESTATE OF DOROTHY J. NICHOLS, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, in the matter before the Seventh Circuit (Probate Court) for Davidson County, Tennessee styled "Estate of Dorothy J. Nichols, Case No. 25-P-203" , hereby remises, releases and forever quitclaims unto Wendall D. Johnson, his heirs and assigns, all of his right, title and interest as Executor, in the following tracts or parcels of land, situated and lying in the Davidson County, Tennessee, bound and described as follows:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Neeley's Bend Acres, Section One, of record in Plat Book 4175, Page 140 in the Register's Office for Davidson County, Tennessee.
> Said Lot No. 2 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines, 328.80 feet to a line in the rear.

Being the same property conveyed to Dorothy J. Nichols, an unmarried woman, by Warranty Deed from Abner Fuentes and Amber C. Fuentes, husband and wife, dated December 10, 2021, and recorded on December 13, 2021 in Instrument No. 20211213-0164554, Register's Office for Davidson County, Tennessee. Dorothy J. Nichols died testate in Davidson County, Tennessee on November 8, 2024, leaving a last will and testament probated by the Probate Court for Davidson County, Tennessee, Case No. 25-P-203, wherein said property was specifically devised to Wendall D. Johnson in Item IV thereof. J. Stephen Brown was appointed by said Court as the acting Executor for said estate.

This is improved property known as 641 Hidden Acres Drive, Madison, Tennessee 37115.

This is the same description as contained in the previous instrument of record.

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

WITNESS my hand this 12th day of September, 2025.

J. STEPHEN BROWN, EXECUTOR

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **J. STEPHEN BROWN, EXECUTOR**, 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 this 12th day of September, 2025.

WALTER CLARK McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/7/2026