THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1324424 DEEDQC
09/19/2025 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075197

NEW OWNER:
Nickolette Kennedy Donald
David Scott Donald
6119 Brentwood Chase Dr.
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
160-16-0-B-083.00CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Nickolette Kennedy Donald, married** (formerly known as Demetria Nickolette Kennedy), for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Nickolette Kennedy Donald and husband, David Scott Donald,** all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 107, on the plan of Brentwood Chase, Revision One, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 936-941, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Demetria Nickolette Kennedy, unmarried by Warranty Deed dated July 20, 2018 from Michael Jones and Donna Maris Smith Jones, husband and wife, of record in Instrument No. 20180723-0071347, Register's Office for Davidson County, Tennessee.

The said Demetria Nickolette Kennedy and Nickolette Kennedy Donald are one and the same person.

This is improved property known as: 6119 Brentwood Chase Dr. Brentwood, TN 37027.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 19th day of September, 2025.

Nickolette Kennedy Donald

Nickolette Kennedy Donald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nickolette Kennedy Donald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 19th day of September, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Nickolette Kennedy Donald

Affiant

Sworn to and subscribed before me this the 19th day of September, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 September 19, 2025.

Affiant
Date: 9/19/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of September, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY