Karen Johnson
Batch # 1339009
10/28/2025 11 27 23 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251028-0085669

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF ALABAMA
COUNTY OF Baldwin

The actual consideration for this transfer is: $10.00

Linda Nichols
LINDA NICHOLS, AFFIANT

Subscribed and sworn to before me, this 24th day of October 2025.

Tracy A Hubbard
NOTARY PUBLIC

My Commission Expires: 11-14-2028

TRACY A HUBBARD NOTARY PUBLIC MY COMMISSION EXPIRES 11-14-2028 ALABAMA STATE AT LARGE

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LOCKIE I. WITHERS 1087 General George Patton Rd. Nashville, TN 37221	New Owner	Map and Parcel No.: 142 09 0D 083.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Linda Nichols, a single woman, ("Grantor") do hereby quitclaim, transfer and convey unto Lockie I. Withers, a single woman, her successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1087 General George Patton Road, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1087, together with the Carport, designated No. 1087-C, a Condominium as shown on the Plat of Section Six, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Six) of record in Book 5794, Page

526 et, seq., amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-00541324, and corrected by Scrivener's Affidavit of record in Instrument No. 20080429-00436547, By-Laws appended thereto at Page 539, and amended in Instrument No. 20060512-0056329; Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 536, Register's Office for Davidson County are incorporated by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Lockie I. Withers, a single woman, and Linda Nichols, a single woman, as joint tenants with right of survivorship, from Amber Nicole Burton, an unmarried woman, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20231004-0078155.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20th day of October 2025.

Linda Nichols

Linda Nichols, Grantor

STATE OF ALABAMA)

COUNTY OF Baldwin)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Linda Nichols**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of October 2025.

Tracy A Hubbard
Notary Public

My Commission Expires: 11-14-28

