Karen Johnson Davidson County
Batch # 1342262 DEEDWARR
11/05/2025 12:53:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251105-0088246

This Instrument prepared by:
D. Jefferson Herring, Attorney
Washington Square, Suite 415
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor:	**Dale H. Nichols, Sr. (a/k/a Dale H. Nichols)**
Grantee:	**Dale H. Nichols, Sr., Trustee of Dale Nichols, Sr. Support Trust established July 31, 2025.**
County:	**Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Dale H. Nichols, Sr., Trustee 4322 Glen Eden Drive Nashville, TN 37205	**Map and Parcel Nos.:** 116 15 0 016.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) this conveyance is exempt from transfer tax.

X _____
Dale H. Nichols, Sr., Trustee
Affiant

Sworn to and subscribed before me on this **16th day of September, 2025.**

_____
Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
affix seal here

RECITALS:

FOR AND IN CONSIDERATION of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Dale H. Nichols, Sr. (a/k/a) Dale H. Nichols,** a married person ("the Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Dale H. Nichols, Sr., Trustee of Dale Nichols, Sr. Support Trust established July 31, 2025,** ("the Grantee") and its successors and assigns in trust, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, and assigns in trust forever. The Grantor does hereby covenant that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as stated in Exhibit A.

The Grantor further covenants and binds himself, his heirs, representatives and assigns, to warrant and forever defend the title to the Property to the Grantee and its successors and assigns in trust, against the claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed this Warranty Deed on this **16th day of September, 2025.**

Dale H. Nichols, Sr.

The Grantor's spouse, **Carla Camille Nichols,** has joined in this deed to convey and relinquish any title or interest that she may have in the Property including marital rights.

Carla Camille Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dale H. Nichols, Sr.** and **Carla Camille Nichols**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, **this 16th day of September, 2025.**

Notary Public

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 4, 2027.

C:\Docs\1-CLIENT FILES\2-EP\1-ACTIVE EP FILES\Nichols Dale COMPOSITE FILES\Nichols-Dale-Estate Plan\Real Estate\Docs Word Processing\Deed to Trust.wpd

EXHIBIT A

Tract 1: Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 of Block 6 on the plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County. Said Lot Nos. 1 and 2 front together 204 feet on the northerly side of Hobbs Road, formerly Glen Eden Drive, and run back 176 feet on the westerly line and 248 feet on the easterly line to the southerly line of Lot No. 5, measuring 191.8 feet thereon.

Tract 2: Being the westerly part of Lot No. 5 of Block 6 on the Map of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said county, beginning at a point in the southerly line of said Lot 5 which is the northeast corner of Lot 2 and the northwest corner of Lot 4, said resubdivision; thence westerly 191 feet, eight inches, with the southerly line of said Lot 5 to its southwest corner; thence northerly with the westerly margin of said Lot 5 to its southwest corner; thence northerly with the westerly margin of said Lot 5,200 feet to the northwest corner of said Lot 5; thence easterly with the northerly margin of said Lot 5,190 feet, 10 inches, to a point in said margin; thence southerly 200 feet to the point of beginning.

Being the same property conveyed to Dale H. Nichols and wife, Brenda J. Nichols, from Elizabeth Bond Bishop, Evelyn Bond Parsons, Charles Frederick Bond, Jr. and Walter Frank Bond, devisees under the Last Will and Testament of Anne Blair Bond, by deed or record as Instrument No. 20040831-0105235 Register's Office for Davidson County, Tennessee. And Being the same property conveyed to Dale H. Nichols from Brenda J. Nichols by deed of record as Instrument No. 20181226-0125151, Register's Office for Davidson County, Tennessee.

This Property is subject to current year property taxes and all matters appearing of record in the Register's Office for Davidson County including, without limitation, matters shown on the Plan of record in Book 974, pages 4 and 5.

This is improved property known as 4322 Glen Eden Drive, Nashville, Tennessee 37205. The property was not surveyed at the time of this conveyance. The legal description was taken from the previous deed.