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

Karen Johnson Davidson County
Batch# 1342477 DEEDQC
11/06/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251106-0088518

NEW OWNER:
Judy Nichols, TR
201 Hidden Court
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
64-3-A-25

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, **Anthony Nichols, Trustee of the Anthony Nichols Revocable Living Trust,** 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, Judy Nichols, Trustee of The Judy Nichols Revocable Living Trust**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 8 on the Plat of Phase Two-A Brandywine Pointe, a Planned Unit Development, of record in Book 7900, pages 350 and 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed Anthony Nichols, Trustee of the Anthony Nichols Revocable Living Trust by Quitclaim Deed from Judy Nichols, Trustee of The Judy Nichols Revocable Living Trust, of record in Instrument No. 20251017-0082679, Register's Office for Davidson County, Tennessee. Being further the same property conveyed to Judy Nichols, Trustee from Judy Nichols, Individually by Quitclaim Deed of Record in Book 9209, Page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as: 201 Hidden Ct., Old Hickory, TN 37138.

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 24th day of October, 2025.

The Anthony Nichols Revocable Living Trust

BY: Anthony Nichols, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anthony Nichols, Trustee of the Anthony Nichols Revocable Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of October, 2025.

Charity L. Williams
Notary Public

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires 05/20/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 24th day of October, 2025.

Charity L. Williams
Notary Public

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 05/20/26

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 November 6, 2025.

Affiant
Date: November 6, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of November, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY