This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1350890 DEEDQC
11/25/2025 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251125-0094280

QUITCLAIM DEED

WNLS 1282975

ADDRESS NEW OWNER AS FOLLOWS:
Charles Edward Nickens, Jr.
4409 Bull Run Road
Ashland City, TN 37015

MAIL TAX STATEMENT TO:
Charles Edward Nickens, Jr.
4409 Bull Run Road
Ashland City, TN 37015

MAP PARCEL NUMBERS:
Map/Parcel: 055 00 0 019.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Charles Edward Nickens, Jr., a married man, who acquired title as an an unmarried person by these presents do hereby quitclaim and convey unto the said Charles Edward Nickens, Jr., a married man, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update marital status.

This is unimproved ( ) property known as 4409 Bull Run Road, Ashland City, TN 37015
Improved (✓)

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

Witness our hand this 27th day of October, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles Edward Nickens, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Vanessa Cortner, a Notary Public in and for said County and State, Charles Edward Nickens, Jr. the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 27th day of October, A.D., 2025.

NOTARY STAMP/SEAL

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
NOTARY PUBLIC
Notary Commission Expires: 05-08-2028

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

See Attached
Affiant

_____
Notary Public

My Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF Tennessee)
SS
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

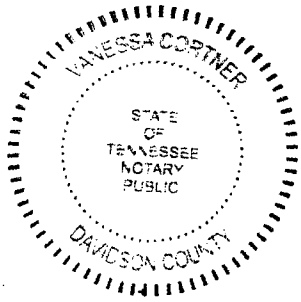
Subscribed and sworn to before me this the 10th day of November, 2025.

(Affix Seal)

Affiant

Vanessa Cortner
Notary Public

My Commission Expires: 05-08-2028



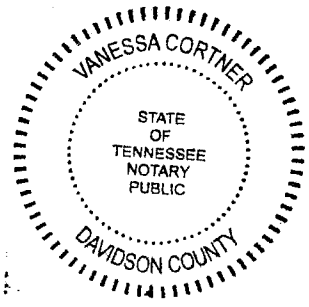


EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the **City/Town/Village/Borough** of **Ashland City**, **County** of **Davidson** and **State** of **Tennessee** and is described as follows:

LAND IN THE 13TH, FORMERLY THE 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT ON JANUARY 30, 1954, AS FOLLOWS:

BEGINING IN THE CENTER OF BULL RUN ROAD AT A POINT 352 FEET WEST OF THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO L.J LANKFORD AND WIFE FROM WOODROW W. SMITH AND WIFE BY DEED OF RECORD IN BOOK 1494 AT PAGE 19, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY; THENCE WITH THE CENTER OF THE SAID ROAD SOUTH 60 DEG. 15' WEST 210 FEET TO THE INTERSECTION OF THE CENTER OF BULL RUN ROAD WITH THE EASTERLY MARGIN OF A 25' ACCESS ROADWAY; THENCE WITH THE SAID ROADWAY SOUTH 17 DEG. 45' EAST 488 FEET TO AN IRON PIN; THENCE NORTH 70 DEG. 25' EAST 210 FEET TO AN IRON PIN; THENCE NORTH 17 DEG. 25' WEST 525 FEET TO THE BEGINNING, CONTAINING 2.4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. NICKENS SR., AND WIFE, PHYLLIS LORRAINE NICKENS, BY QUIT CLAIM, FROM MARGARET B. NICKENS, OF RECORD IN INSTRUMENT NO. 20021016-0127427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Derivation Clause

Deed Type: Quit Claim Deed
Grantors: CHARLES EDWARD NICKENS JR., EXECUTOR OF THE ESTATE OF CHARLES EDWARD NICKENS SR.
Grantees: CHARLES EDWARD NICKENS JR., UNMARRIED PERSON
Dated: October 17, 2019
Recorded Date: October 17, 2019
Consideration: $10.00
Book: NA
Page: NA
Instrument: 20191017-0106680
Parcel No.: **055 00 0 019.00**
Property Commonly Known As: **4409 Bull Run Rd, Ashland City, TN 37015**

The property address and tax parcel identification number listed are provided solely for informational purposes.

Tennessee Certification of Electronic Document

I, Marchelle Chaney, do hereby make oath that I am a licensed attorney and/or the 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 10/27/2025 (date of document).

Affiant Signature

10/28/2025
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 28th day of October, 2025.

Notary's Signature

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028

MY COMMISSION EXPIRES: June 8, 2028

NOTARY'S SEAL