Karen Johnson Davidson County
Batch # 1365093 DEEDQC
01/05/2026 11:39:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260105-0000294

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2025.

Notary Public

My commission expires: May 8th 2029

BRANDON MOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2029

THIS INSTRUMENT WAS PREPARED BY:
Olivia Wann
LAW OFFICE OF OLIVIA WANN & ASSOCIATES, PLLC
406 Church Street
Dover, Tennessee 37058

QUITCLAIM DEED TO TRUSTEE

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linda Sue Nicklos, Trustee of the Linda Sue Nicklos Living Trust	Linda Sue Nicklos, Trustee of the Linda Sue Nicklos Living Trust	162-13-0A-006.00
8924 Macauley Lane	8924 Macauley Lane	
Nolensville, TN 37135	Nolensville, TN 37135	

Grantor: **LINDA SUE NICKLOS**
Grantee: LINDA SUE NICKLOS, Trustee under the LINDA SUE NICKLOS LIVING TRUST, dated December 30, 2025, Certificate of Trust recorded in the Davidson County Register of Deeds on December 30, 2025, in Record Book _____, Page _____.

QUITCLAIM DEED TO TRUSTEE

GRANTOR does hereby transfer, convey, remises, releases and forever quitclaims unto GRANTEE, all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee more particularly described as follows:

Map 162-13-A; Parcel: 6.00, Land in Davidson County, Tennessee, being Lot No. 6; Greenwood Subdivision; recorded as No. 20000922-0094259, amended as 20010605-0058472, which property was conveyed to Linda Sue Pell, by Mt. View, LLC., by Warranty Deed, as recorded on March 13, 2002 (20020313-0031647).

The conveyance is subject to the Declarations of Covenants, Conditions and Restrictions and By-Laws of Greenwood Subdivision, record No.: 20000922-0094258, and amended in record No.: 20010711-0073943, and 20011023-0115676; and the easements and setback lines as set forth on the plan of record.

The above being the same tract of real estate conveyed to Linda Sue Nicklos, by Quitclaim Deed dated December 18, 2023, executed by Linda Sue Pell (Nicklos) and of record in the Register's Office of Davidson County, Tennessee, in Record No. 20231218-0097344.

This is property, known as 2025 Green Timbers Drive, Antioch, Tennessee.

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

WITNESS my hand this 30 day of December, 2025.

LINDA SUE NICKLOS, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Linda Sue Nicklos,** 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 seal at office this 30 day of December, 2025.

BRANDON MOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2029

NOTARY PUBLIC

My Commission Expires: May 8th 2029

THE PARTIES ACKNOWLEDGE THAT THE LAW OFFICE OF OLIVIA WANN & ASSOCIATES, PLLC, IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF β6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.