Karen Johnson Davidson County
Batch # 1365093 DEEDQC
01/05/2026 11:39:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000295

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

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

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

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**	**186 04 0A 059 00**
8924 Macauley Lane	8924 Macauley Lane	
Nolensville, TN 37135	Nolensville, TN 37135	

Grantor: **LINDA S. 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:

Being Lot No. 169. Final Plat Burkitt Place Phase 1A, Section 2, as shown by Plat of record in Instrument No. 200603150029571 and corrected in Instrument No. 200604270048556, of the Register's Office

of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Subject to all matters as set forth per Plat of record in Instrument No. 200603150029571 and Instrument No. 200604270048556, Register's Office of said County.

Restrictive Covenants and By-Laws of record in Instrument No. 200306060025388, Register's Office of said County.

Easement as shown of record in Instrument No. 200603170030915, Register's Office for said County.

Sewer Easement as shown of record in Instrument No. 200509080108101, Register's Office for said County.

Boundary Plat of record in Instrument No. 200509200113225, Register's Office for said County.

Sewer and Access Easement as shown of record in Instrument No. 20050816006915, Register's office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record (4) building restrictions, and (5) other matters of record.

The above being the same tract of real estate conveyed to Linda S. Nicklos, by Warranty Deed dated November 29, 2007, executed by Patrik Achilles of Drees Premier Homes, Inc., and of record in the Register's Office of Davidson County, Tennessee, in Record No. 20071129-0138490.

This is property, known as 8924 Macauley Lane, Nolensville, Tennessee.

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

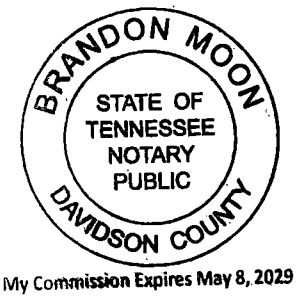
WITNESS my hand this 30 day of December, 2025.

LINDA S. 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 S. 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.



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.