After recording return to:
Jackson Williams
1724 Knowles Street
Nashville, TN 37208
File No. TN-25-86B

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081-15-0-320

Spartan Settlement Services
GF# TN-25-86

Karen Johnson Davidson County
Batch# 1369206 DEEDQC
01/13/2026 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260113-0002853

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 12 day of November, 20 25, by and between **Nicholas Williams, a married man,** residing at 511 McDonald Drive, Nashville, TN 37217 and **Jackson Williams, a single man,** residing at 1724 Knowles Street, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Jackson Williams, a single man,** residing at 1724 Knowles Street, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1724 Knowles Street, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Warranty Deed recorded on 10/10/2025 under Instrument Number 20251010-0080995 in the Register's Office of Davidson County, Tennessee.

The property conveyed in this Quitclaim Deed is not the homestead property of Nicholas Williams or his spouse.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nicholas Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nicholas Williams**, the within named Grantor, 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.

Witness my hand and seal, at office in Nashville TN, this 12 day of December, 2025.

Notary Public

My Commission expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jackson Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jackson Williams**, the within named Grantor, 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.

Witness my hand and seal, at office in Nashville TN, this 12 day of November, 2025.

Notary Public

My Commission expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT "A"
LEGAL DESCRIPTION

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Bransford Realty's Company Re-Subdivision of part of the Manlove Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Said Lot No. 37 fronts 35 feet on the Northerly side of Knowles, formerly Thompson Street, and runs back between lines 135.3 feet, more or Jess to an alley.

Parcel ID No.: 081-15-0-320

Property commonly known as: 1724 Knowles Street, Nashville, TN 37208

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jackson Williams

Jackson Williams

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of November, 2025.

Notary Public
My Commission Expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Jackson Williams
1724 Knowles Street
Nashville, TN 37208

Name and address of property owner:

Jackson Williams
1724 Knowles Street
Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Nicholas Williams, 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 11/12/25 (date of document).

Affiant Signature

11/12/25
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of November, 2025.

Notary Public
My Commission Expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY