AFTER RECORDING RETURN TO:
United Wholesale Mortgage
585 South Boulevard East
Pontiac, MI 48341
File No. 1226017722

Karen Johnson Davidson County
Batch# 1376936 DEEDQC
02/06/2026 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260206-0008690

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

Tax ID No.: 133-06-0-204-00

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 20th day of January, 2026, by and between **Adam Nicholson A/K/A Adam Daniel Nicholson, an unmarried man, and Gary Tolbert Nicholson, a married man, joined by spouse, Barbara Ann Nicholson,** residing at 3714 Tibbs Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Adam Nicholson, an unmarried man, and Gary Tolbert Nicholson and Barbara Ann Nicholson, a married couple,** residing at 3714 Tibbs Drive, Nashville, TN 37211, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 3714 Tibbs Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/16/2022 under Instrument No. 20221116-0122135 in the Register's Office of Davidson County, Tennessee.

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.

Adam Nicholson

Adam Nicholson A/K/A Adam Daniel Nicholson

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Adam Nicholson A/K/A Adam Daniel Nicholson**, 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 Oakland County, this 20th day of January, 2026.

Notary Public

My Commission expires: 03/18/2031

NYRRAH SHACKELFORD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES **MARCH 18, 2031**
ACTING IN THE COUNTY OF Oakland

This notarial act was performed using electronic or remote technology by Proof.

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

Gary Tolbert Nicholson
Gary Tolbert Nicholson

Barbara Ann Nicholson
Barbara Ann Nicholson

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gary Tolbert Nicholson**, 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 Ponitac, Oakland, Michigan, this 22nd day of January, 2026.

This notarial act was performed using electronic or remote technology by Proof.

Dawn Herrick
Notary Public

My Commission expires: 03/28/2032

DAWN HERRICK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GENESEE
MY COMMISSION EXPIRES **MARCH 28, 2032**
ACTING IN THE COUNTY OF Oakland

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Barbara Ann Nicholson**, 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 Ponitac, Oakland, Michigan, this 22nd day of January, 2026.

This notarial act was performed using electronic or remote technology by Proof.

Dawn Herrick
Notary Public

My Commission expires: 03/28/2032

DAWN HERRICK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GENESEE
MY COMMISSION EXPIRES **MARCH 28, 2032**
ACTING IN THE COUNTY OF Oakland

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

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.

Adam Nicholson
Affiant

Print Name: Adam Nicholson

STATE OF Michigan
COUNTY OF Oakland

Subscribed and sworn to before me this 20th day of January, 2026.

Notary Public
My Commission Expires: 03/18/2031

NYRRAH SHACKELFORD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES MARCH 18, 2031
ACTING IN THE COUNTY OF Oakland

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

Adam Nicholson, Gary Tolbert Nicholson and Barbara Ann Nicholson
3714 Tibbs Drive
Nashville, TN 37211

Name and address of property owner:

Adam Nicholson, Gary Tolbert Nicholson and Barbara Ann Nicholson
3714 Tibbs Drive
Nashville, TN 37211

This notarial act was performed using electronic or remote technology by Proof.

Tennessee Certification of Electronic Document

I, Rachel Shaver, 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 1/20/26 (date of document).

Rachel Shaver
Affiant Signature

1/26/26
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 26 day of January, 2026.

MADISON WASKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 07/29/2032
Acting in County of Oakland

Madison Waske
Notary's Signature

MY COMMISSION EXPIRES: 7.29.2032

NOTARY'S SEAL