Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 102 16 0 001.00

Karen Johnson Davidson County
Batch # 1390566 DEEDWARR
03/10/2026 08:32:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0018773

WARRANTY DEED

Property Address & New Owner:
WILLIAM SCOTT NICKELS or
KELLY J. NICKELS, Trustees of the
NICKELS REVOCABLE LIVING TRUST
536 West Hillwood Drive
Nashville, TN 37205

Mail Tax Statement to:
WILLIAM SCOTT NICKELS
KELLY J. NICKELS
536 West Hillwood Drive
Nashville, TN 37205

The GRANTORS, **WILLIAM S. NICKELS and wife, KELLY J. NICKELS,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

WILLIAM SCOTT NICKELS or KELLY J. NICKELS, Trustees of the NICKELS REVOCABLE LIVING TRUST, dated February 20, 2026

The NICKELS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Horton Heights, Section D, as of record in Book 2133, Page 78, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Greely Drive, formerly Tombill Drive, at the corner of Lots 207 and 208; thence with the line between said lots, easterly 207 feet to a point; thence southerly 205 feet to a point in the northerly margin of West Hillwood Drive; thence with the margin of the same westerly 182 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to a point in the easterly margin of Greely Drive; thence with the margin of the same, northerly 180 feet to the beginning.

Being the same property conveyed to WILLIAM S. NICKELS and wife, KELLY J. NICKELS, by Warranty Deed of record at Instrument No. 20210601-0072913 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of February 2026, by the undersigned.

WILLIAM S. NICKELS

KELLY J. NICKELS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **WILLIAM S. NICKELS and KELLY J. NICKELS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of February 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

