Karen Johnson Davidson County
Batch # 1391660 DEEDQC
03/12/2026 08:43:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260312-0019600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this Transfer is $ 0

AFFIANT

Subscribed and sworn to before me
This 21 day of January, 2026.

NOTARY PUBLIC

My Commission expires: 5-3-2027

HOWARD M. SKIPWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

This instrument was prepared upon information furnished by the parties by:
HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hskipworth@skipworthlaw.com

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS
KENNETH W. NUCKOLS 5618 EATONS CREEK ROAD JOELTON, TN 37080		02900028000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Allyson N. Griffin, a single person, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, along with other intangible guarantees, the receipt of which are hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Kenneth W. Nuckols, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

BEING property conveyed to Earl W. Nuckols and wife, Virginia M. Nuckols, by deed from John T. Bottom, Jr. and wife, Sarah Bottom of record in Book 4799, page 181, dated March 18, 1974, Register of Deeds for Davidson County, Tennessee. Earl W. Nuckols having since died on January 1, 2003, leaving Virginia M. Nuckols, surviving tenant by the entirety. Virginia M. Nuckols having since died on August 18, 2009, testate, as evidenced by Last Will and Testament of record at docket number 10P577, Probate Court Clerk for Davidson County, Tennessee, leaving as her beneficiaries to said real property as follows: Kenny Nuckols A/K/A Kenneth W. Nuckols, Mary Lynn Chattin and Allyson N. Griffin of record in Instrument No.: 20100929-0077540, dated 09/29/2010, Register's Office for Davidson County, Tennessee. ALSO INSTRUMENT NO. 20260312-0009599

This is improved property known as: 5618 Eatons Creek Road, Joelton, TN 37080.

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 18th day of January, 2026.

Allyson N. Griffin

Allyson N. Griffin, Grantor

STATE OF INDIANA)
COUNTY OF scott)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allyson N. Griffin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Scott County, Indiana ~~Tennessee,~~ this 18th day of January, 2026.

Sarah Arbuckle

NOTARY PUBLIC

My Commission expires: Sep. 11. 2033

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard M. Skipworth
P.O. Box 489
Joelton, TN 37080

SARAH ARBUCKLE
Notary Public
Scott County - State of Indiana
Commission Number NP0765801
My Commission Expires Sep 11, 2033

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Petty & Petty, Engineers, dated December 5, 1973, as follows: and Tract No. 3 as shown on said survey.

BEGINNING at a point in the Easterly margin of Eatons Creek Road, said point being located the following courses and distances from the northwest corner of Time Investment Company property, of record in Book 4521, page 324, Register's Office for Davidson County, Tennessee, North 10° 30′ West 260 feet to a point, North 12° 0′ East 140 feet to a point, North 18° 30′ West 160 feet to a point, North 1° 00′ East 290 feet to a point, the northwesterly corner of Tract No. 4 the point of beginning; thence with easterly margin of Eatons Creek Road North 1° 00′ East 225 feet to a point, the southwesterly corner of Tract No. 2; thence with the southerly line of Tract No.2, North 89° 00′ East 932 feet to a point, said point being the southeasterly rear corner of Tract No.2; thence North 2° 00′ East, and with the rear line of Tracts 1 and 2, 270 feet to a point; thence South 88° 00′ East 175 feet to a point; thence South 1° 43′ 490 feet to a point, the northeasterly rear corner of Tract No. 4; thence with the northerly line of Tract 4, North 89° 03′ West 1108 feet to a point in the easterly margin of Eatons Creek Road, to the point of the beginning, and containing 6.85 acres more or less.

This property is conveyed subject to all easement, limitations, and restrictions of public record in Davidson County, Tennessee.