This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 120
Nashville, TN 37215
Based on information supplied by the parties

Karen Johnson
Batch # 1391730
03/12/2026 11:27:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260312-0019698

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map/Parcel
James D. Nicholson and Sheree L Cummins	James D. Nicholson 306 April Lane Nashville, TN 37211	161-4-79

For and in consideration of the sum of Ten and 00/100----($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, I, JAMES D. NICHOLSON, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto myself a life estate interest in the below described real property with a remainer interest therein to Sheree L Cummins, their successors, heirs and assigns all their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, if any, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of April Lane Subdivision, as of record in Plat Book 2330, page 132, Register's office for Davidson Country, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by general warranty deed to James D. Nicholson and wife, Emma Jean Nicholson, signed on September 24, 1996 and recorded in Deed Book 10209, page 414 on October 1, 1996 in the Register's Office of Davidson County, Tennessee. Emma Jean Nicholson. having predeceased her husband, James D. Nicholson, on May 6, 2025, with no estate having been probated.

The above tract is subject to all easements, restrictions, and covenants of record and to the findings of a title report.

This is improved property.

Witness my hand this 9th day of March, 2026.

James D. Nicholson

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 the 9th day of March, 2026.

NOTARY PUBLIC

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 7/3/28

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Robert A. Anderson_, a Notary Public in and for said County and State, the within named JAMES D. NICHOLSON, the bargainor, 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 official seal at Nashville, Tennessee, this 9th day of March, 2026.

Notary Public

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 7/3/28