Karen Johnson Davidson County
Batch # 1400133 DEEDQC
04/01/2026 10:12:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0025866

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Teresa A. Nuckols
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
P.O. BOX 488
Joelton, Tennessee 37080
Telephone: (6150 876-2550
E-mail: hskipworth@Skipworthlaw.com

Subscribed and sworn to before me
This 28th day of
March, 2026.

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

Howard M. Skipworth
NOTARY PUBLIC
My commission expires: _____

ADDRESS NEW OWNER AS FOLLOWS:
Kenneth W. Nuckols, and
Wife, Teresa A. Nuckols
5618 Eatons Creek Road
Joelton, TN 37080

SEND TAX BILLS TO:
Kenneth W. Nuckols, and
Wife, Teresa A. Nuckols
5618 Eatons Creek Road
Joelton, TN 37080

MAP-PARCEL NUMBERS
02900028000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Kenneth W. Nuckols, for and in consideration of the sum of one and no/100 dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby remise, release and forever quitclaim unto my wife, Teresa A. Nuckols, her heirs, successors and assigns, such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

See attached Exhibit "A" for description

Being the property described in Instrument Nos.:20260312-0019598, 20260312-0019599, and 20260312-0019600, Register's Office of Davidson County, Tennessee.

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

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said Kenneth W. Nuckols, and wife, Teresa A. Nuckols, so that the entire property, upon the death of either, will go to the other.

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 28th day of March, 2026.

Kenneth W. Nuckols, Grantor, Grantee

Teresa A. Nuckols, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Joelton, Tennessee, this 28th day of March, 2026.

NOTARY PUBLIC

My commission expires:

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

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080
Tel: 615-876-2550

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.