Karen Johnson Davidson County
Batch# 1405726 DEEDQC
04/15/2026 09:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260415-0030649

File No: 2004384300
Grantor's Loan No. 1225580763

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Chelsea D. Nicholson and **Shelby L. Yates**, 1026 Hammack Ct, Nashville, TN 37214

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 108-16-0-164-00

QUITCLAIM DEED

Chelsea D. Nicholson, married ("Grantor"), of **1026 Hammack Ct, Nashville, TN 37214**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Chelsea D. Nicholson** and **Shelby L. Yates,** a married couple, intending to hold as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **1026 Hammack Ct, Nashville, TN 37214,** with quitclaim covenants, her interest in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 65A ON THE PLAN OF ZONE LOT DIVISION, PERCY PRIEST WOODS, LOT 65 SECTION III REVISED, OF RECORD IN PLAT BOOK 6250, PAGE 621, WHICH AMENDS PLAT BOOK 5200, PAGE 789 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHELSEA D. NICHOLSON, A SINGLE WOMAN FROM JERRY NICHOLS, AN UNMARRIED MAN, DATED 09/18/2017, RECORDED 09/21/2017, DEED INSTRUMENT NO. 20170921-0096718, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 108-16-0-164-00

Property Address is: 1026 Hammack Ct, Nashville, TN 37214

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 11th, April, 2026:

Chelsea D. Nicholson

Chelsea D. Nicholson

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Chelsea D. Nicholson**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of April, 2026.

Angie Seriana
Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires Oct. 20, 2026

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Dn Wr
Affiant - Dustin Weir

Subscribed and sworn to before me on this the 13 day of April, 2026.

Beth Ann Henderson
Notary Public Beth Ann Henderson

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923

My Commission Expires: 5/23/29

SEAL

Tennessee Certification of Electronic Document

I, Amy Cox, 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 04/13/2026 (date of document).

Affiant Signature

04/14/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of APRIL, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923