QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jean C. Nicholson, Trustee Jean C. Nicholson Revocable Trust 125 Holly Forest Nashville, TN 37221	same as new owner	142 08 0A 035.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.)

Jean C. Nicholson)
JEAN C. NICHOLSON,)
Affiant)

Subscribed and sworn to before me, this 30 day of April, 2026.)

Elizabeth L. Adams)
NOTARY PUBLIC)

My Commission Expires: March 9, 2027.)

ELIZABETH L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1418500 DEEDQC
05/11/2026 08:51:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260511-0041930

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JEAN C. NICHOLSON, unmarried, Grantor, by these presents, does hereby quitclaim and convey unto JEAN C. NICHOLSON as TRUSTEE of the JEAN C. NICHOLSON REVOCABLE TRUST, dated April 30, 2026, Grantee, her successors and assigns all of her interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Coronade, a Condominium, as shown on the Plat of record in Book 4860, page 26, Register's Office for said County, the part hereby described as follows:

UNIT NO. 35 on said plat, as established by and described in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to the Coronade Condominium Association, Inc., of record in Book 4901, page 679 and Book 4901, page 702, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jean C. Nicholson, unmarried, by deed from Calvin Buddy Reed, unmarried, of record in Instrument No. 00009031-0000420, Register's Office for Davidson County, Tennessee.

This is improved property known as 125 Holly Forest, Nashville, TN 37221.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 30 day of April, 2026.

Jean C. Nicholson

JEAN C. NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JEAN C. NICHOLSON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 30 day of April, 2026.

Elizabeth L. Adams

My Commission Expires: March 9, 2027.

Notary Public

