Karen Johnson
Batch # 1421082
05/15/2026 10:39:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260515-0043865

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
John Michael Nichols
Zaida Dianne Nichols
205 Scotts Creek Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
075120A02400CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **John Michael Nichols,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **John Michael Nichols and wife, Zaida Dianne Nichols,** our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised Plan of Cedar Creek, Phase Once, a Planned Unit Development, as of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description therof.

Being the same property conveyed to John Michael Nichols, unmarried, by Warranty Deed from Julie A. Hoff, unmarried of record in Instrument No. 20101201-0095476, Register's Office for Davidson County, Tennessee.

This is improved property known as:205 Scotts Creek Trail, Hermitage, TN 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 11th day of May, 2026.

John Michael Nichols

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Michael Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 11th day of May, 2026.

Notary Public

My commission expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 11th day of May, 2026.

Notary Public

My commission expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY