Recordation Requested By/Return to:
SOCIETY TITLE, INC - SOCIETY TITLE, INC
330 SOUTHWEST 2ND STREET
FORT LAUDERDALE, FL 33312
File No. BCL-2026-138

Karen Johnson Davidson County
Batch# 1426480 DEEDQC
05/28/2026 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260528-0048521

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ANDREW JOSEPH TICHENOR CARLY MESA NICHOLS 5113 RIDGE HILL DRIVE NASHVILLE, TN 37080	ANDREW JOSEPH TICHENOR CARLY MESA NICHOLS 5113 RIDGE HILL DRIVE NASHVILLE, TN 37080	028-00-0-081

Executed this 17 day of Feb 20 26.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ANDREW JOSEPH TICHENOR, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ANDREW JOSEPH TICHENOR AND CARLY MESA NICHOLS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING at a point in the southerly margin of Ridge Hill Drive 207.87 feet West of the westerly line of the Thompson property of record in Book 2959, page 237, Register's Office for said County; thence S. 6° 31' W. 960.89 feet to a point; thence westerly 250.0 feet to a point; thence N. 5° 53' E. 980.61 feet to the southerly margin of Ridge Hill Drive; thence with the southerly margin of Ridge Hill Drive easterly 257.53 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.64 acres, more or less.

BEING the same property conveyed by Warranty Deed from Richard A. Machen and Evonne Machen, husband and wife to Andrew Joseph Tichenor, an unmarried man, recorded June 27, 2023, as Instrument No. 20230627-0048677 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $180,000.00.

Property known as, 5113 RIDGE HILL DRIVE, NASHVILLE, TN 37080
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of Feb, 20 26.

ANDREW JOSEPH TICHENOR

STATE OF Tennessee

COUNTY OF Davidson

Before me, Derrick M Bradshaw of the state and county mentioned, personally appeared **ANDREW JOSEPH TICHENOR,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Derrick M Bradshaw
My Commission Expires: 1-24-2028

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 17 day of Feb, 2026

Notary Public
My commission expires: 1-24-2028

(seal)

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Beatty, 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 02-17-2026 (date of document).

Affiant Signature

05-28-2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 28 day of May, 2026.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04-07-2029

NOTARY'S SEAL