THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1429445
06/08/2026 12:03:17 PM DEEDQC
Fees: $12.00 Taxes: $0.00 2 pgs
20260608-0051468

**This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.**

## QUITCLAIM DEED

Know all persons by these presents that **Bonnie McNichols and Jordan McNichols, wife and husband,** (collectively the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Bonnie K. McNichols and Jordan T. McNichols, Co-Trustees of the McNichols Living Trust dated May 19, 2026, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of The Lofts on Eighth, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts on Eight of record in Instrument Number 20061116-0142670 as amended in Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E-6" to said Master Deed.

This real property being all of the property conveyed to the Grantor from Bonnie Kearns NKA Bonnie McNichols, married and Thomas Arthur Kearns, married, by quitclaim deed dated June 11, 2020, and recorded on June 18, 2020, at **Instrument No. 202000618-0064109,** in the Register's Office for Davidson County, Tennessee.

The McNichols Living Trust is a Tennessee Community Property Trust established pursuant to T.C.A. § 35-17-101, *et seq*. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand below this 19th day of May, 2026.

GRANTOR:

Bonnie McNichols

Jordan McNichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2026, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Bonnie McNichols and Jordan McNichols, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

DANIEL K. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-14-2026

NOTARY PUBLIC
My Commission Expires: _____

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|---|---|
| New Owner Name and Address:<br>Bonnie K. McNichols<br>and Jordan T. McNichols, Co-Trustees<br>McNichols Living Trust<br>3147 Chase Point Dr.<br>Franklin, TN 37067 | Mail Tax Notice to:<br>Bonnie K. McNichols<br>and Jordan T. McNichols, Co-Trustees<br>McNichols Living Trust<br>3147 Chase Point Dr.<br>Franklin, TN 37067 |
| Property Address:<br>2201 8th Avenue S.<br>Unit 402<br>Nashville TN, 37204 | Parcel ID Number:<br>105-14-0D-402.00 |
| **This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).** | |