Karen Johnson Davidson County
Batch # 1429445 DEEDQC
06/08/2026 12:03:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260608-0051469

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

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 **Jordan McNichols and Bonnie Kearns McNichols, husband and wife,** (collectively the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Jordan T. McNichols and Bonnie K. 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:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Hamilton's Subdivision of Lot No. 2 of the John Rains Lands of record in Minute Book No. 1, Page 97, of the County Court for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the Westerly side of Rains Avenue, and runs back between parallel lines, and with the Southerly margin of Hamilton Avenue, 150 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, Hamilton Avenue, .06 acres. Field Book Number 06DA 19930.

This real property being all of the property conveyed to the Grantor from Jordan McNichols, a married man and Bonnie Teal Kearns nka Bonnie Kearns McNichols, a married woman, by Quitclaim deed dated March 9, 2017, and recorded on February 21, 2018, at **Instrument No. 20180221-0016635,** 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:

Jordan McNichols

Bonnie Kearns 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 Jordan McNichols and Bonnie Kearns 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: _____

New Owner Name and Address: Jordan T. McNichols and Bonnie K. McNichols, Co-Trustees McNichols Living Trust 3147 Chase Point Dr. Franklin, TN 37067	Mail Tax Notice to: Jordan T. McNichols and Bonnie K. McNichols, Co-Trustees McNichols Living Trust 3147 Chase Point Dr. Franklin, TN 37067
Property Address: 127 Rains Avenue Nashville, TN 37203	Parcel ID Number: 105-07-0-272.00 105-07-0-273.00
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).	