Karen Johnson Davidson County
Batch # 1432805 DEEDQC
06/11/2026 02:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260611-0053152

PREPARED BY (AND RETURN TO):
Christy W. Ivey, Atty
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (DL 64463)
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Hana S. Crume<br>1420 Shelby Avenue<br>Nashville, TN 37205 | Hana S. Crume<br>1420 Shelby Avenue<br>Nashville, TN 37205 |

**TAX MAP-PARCEL NUMBERS: Part of 083 13 0 544.00**

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** of love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to create a tenancy by the entireties, the undersigned **Ryan Nichols,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Hana S. Crume,** hereinafter called the **Grantee,** Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lot 4 on the Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One as shown on the Plat of record in Inst. No. 20131230-0130891 in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Ryan Nichols as a portion of Lot 5 (formerly Lot 10) as shown on the Resubdivision of Lot 10 & 11 of Revised Shelby Village No. 1 of record in Inst. No. 20131230-0130891, said Register's Office, by Warranty deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D. C. dated August 4, 2011 and recorded on August 5, 2011, of record in Inst. No. 20110805-0060329, Register's Office for Davidson County, Tennessee.

**Description Reference: The** description is the same as that used in the prior conveyance.

**This is improved property known as: 1420 Shelby Avenue, Nashville, TN 37206**

**WITNESS THE EXECUTION HEREOF** on June 8, 2026, 2026.

**Ryan Nichols**

**State of Tennessee**
**County of Davidson**

On June 8, 2026, 2026, before me the undersigned authority, personally appeared **Ryan Nichols,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

exp date 7/6/26

Notary Public

My Commission Expires: 7/6/26

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on June 8, 2026.

Notary Public

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027