Prepared by and return to:
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 142 09 0H 042.00

Karen Johnson Davidson County
Batch # 1445189 DEEDQC
07/13/2026 08:39:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260713-0062674

QUIT CLAIM DEED

Property Address & New Owner:
WILLIAM SCOTT NICKELS
KELLY NICKELS
8909 Sawyer Brown Road
Nashville, TN 37221

Mail Tax Statement to:
William Scott Nickels
Kelly J. Nickels
536 West Hillwood Drive
Nashville, TN 37205

The GRANTORS, **HOLICE MARTIN JEFFRIES and wife, PATTY D. JEFFRIES, and WILLIAM SCOTT NICKELS and KELLY NICKELS, husband and wife, as tenants in common with right of survivorship**, for and in consideration of Zero Dollars ($0.00), do hereby convey and quit claim all of Grantors' right, title and interest in the below-described property to the following Grantees:

WILLIAM SCOTT NICKELS and wife, KELLY J. NICKELS,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8909, on the Horizontal Property Regime for River Plantation Section IX - Phase IIF, as shown on plat appearing of record in Plat Book 7900, pages 672 and 673 and as recorded in the Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713 and Instrument No. 20041124-0140994 and further by annexation document of record in Book 9247, page 951, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HOLICE MARTIN JEFFRIES, married, and WILLIAM SCOTT NICKELS and KELLY NICKELS, husband and wife, as tenants in common with right of survivorship, by Warranty Deed of record at Instrument No. 20190729-0074368 in the Register's Office for Davidson County, Tennessee. By her signature below, PATTY D. JEFFRIES waives any and all marital interests or rights she may have in the above-referenced property by virtue of her marriage to HOLICE MARTIN JEFFRIES.

This conveyance is made subject to matters shown on the Plan of record in Plat Book 7900, page 672 and 673; Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, Book 9247, page 951 and Instrument No.

20041124-0140994, Bylaws amended in Instrument No. 20180501-0041146; Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, all of record in said Register's Office for Davidson County, Tennessee.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this this 26th day of June 2026, by the undersigned.

Holice Martin Jeffries
HOLICE MARTIN JEFFRIES

PATTY D. JEFFRIES

WILLIAM SCOTT NICKELS

KELLY NICKELS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HOLICE MARTIN JEFFRIES, PATTY D. JEFFRIES, WILLIAM SCOTT NICKELS and KELLY NICKELS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this this 26th day of June 2026.

NOTARY PUBLIC
My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this this 26th day of June 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON