QUITCLAIM DEED

EMILY COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY 2026.

Notary Public

MY COMMISSION EXPIRES: 01/09/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company, 13026 Lebanon Road, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phylesta D. Nicholson	Fortera Federal Credit Union	081-08-0-484.00
(NAME)	(NAME)	
1622 7th AVE N	PO Box 30669	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN 37040-9998	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1450294 DEEDQC
07/21/2026 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0066109

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Philip Nicholson, a single person, hereinafter called the Grantor(s), has/have quitclaimed unto **Phylesta D. Nicholson**, a single person, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 30 feet 1 inch of Lot No. 39 and the northerly 10 feet of Lot No. 40 in McGavock's Homestead Addition to Nashville, a plan of which is recorded in Book 57, Page 9, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said parts of Lots Nos. 39 and 40 front together 40 feet 2 inches on the east side of Seventh Avenue, North, formerly North Vine Street, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Phylesta D. Nicholson and Dorothy S. Nicholson by Warranty Deed from The Nashville Homestead Corporation, dated 05/21/1998, of record in Book 10942, Page 440, Register's Office for Davidson County, Tennessee.

The said Dorothy S. Nichols died intestate on 12/29/2017, leaving the said Phylesta D. Nicholson, and Philip Nicholson, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1622 7th AVE N, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 26th day of May 2026.

Philip Nicholson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Nicholson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May 2026.

EMILY COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public: Emily Cooper
My Commission Expires: 01/09/2027

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 26, 2026.

Lissa Groom
Affiant
Date: May 26 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of May, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON