Karen Johnson Davidson County
Batch# 1450498 DEEDQC
07/22/2026 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066396

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Vincent Patterson Nichols
Scott Rowenczak
6117 Old Hickory Blvd.
Whites Creek, TN 37189

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
38-184

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Vincent Patterson Nichols,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Vincent Patterson Nichols and Scott Rowenczak, a married couple**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, said tract being a part of Tract No. 2 of the property conveyed to Albert G. Carney and wife, Deloro N. Carney by Deed of record in Book 2151, Page 38, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly right of way line of Old Hickory Boulevard, said point being the southeasterly corner of Tract 1 of the above described property, and being the southwesterly corner of the herein described tract, thence leaving said right of way line with the easterly line of Tract 1 N 2°08'54" E 1047.42 feet to an iron rod, thence leaving said easterly line with the southeasterly line of Sandra Wilson (Book 9827, Page 167) N 67°10'27" E, 100.00 feet to an iron rod, thence leaving said line with a new line and severing the lands of Carney S 10°13'42" E, 1072.23 feet to an iron rod located in the northerly right of way line of Old Hickory Boulevard; thence with the northerly right of way line of Old Hickory Boulevard and a curve to the right 324.38 feet, said curve having a central angle of 16°33'12", a radius of 1,122.7 feet, and a chord of S 84°37'29" W, 323.25 feet to an iron rod and the point of beginning, described according to a survey made by Cantrell Kemp, LLC, Land Surveyors, RLS #1638, 103 West Harbor Ct., Hendersonville, TN 37075, dated June 1, 2002.

Being the same property conveyed to Vincent Patterson Nichols, unmarried by Warranty Deed from Wills Napier Morgan or record in Instrument No. 20170906-0091628 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 6117 Old Hickory Blvd., Whites Creek, TN 37189.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 15th day of July 2026.

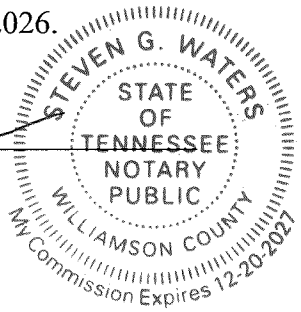
Vincent Patterson Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Vincent Patterson Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 15th day of July, 2026.

Notary Public



My commission expires:

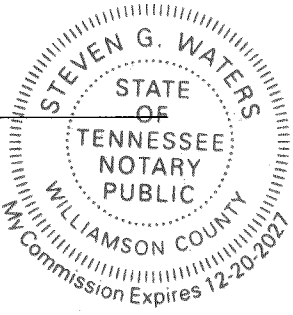
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 15th day of July, 2026.

Notary Public



My commission expires:

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 7/15, 2026.

Affiant
Date: July 21, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.