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

Map & Parcel: 142 09 0H 042.00

Karen Johnson Davidson County
Batch # 1451155 DEEDWARR
07/23/2026 10:26:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0066864

WARRANTY DEED

Property Address & New Owner:
WILLIAM SCOTT NICKELS or
KELLY J. NICKELS, Trustees of the
NICKELS REVOCABLE LIVING TRUST
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, **WILLIAM SCOTT NICKELS and wife, KELLY J. NICKELS, as tenants by the entirety,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

WILLIAM SCOTT NICKELS or KELLY J. NICKELS, Trustees of the NICKELS REVOCABLE LIVING TRUST, dated February 20, 2026

The NICKELS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 WILLIAM SCOTT NICKELS and wife, KELLY J. NICKELS, as tenants by the entirety, by Quit Claim Deed of record at Instrument No. 20260713-0062674 in the Register's Office for Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

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 26th day of June 2026, by the undersigned.

WILLIAM SCOTT NICKELS

KELLY J. 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 **WILLIAM SCOTT NICKELS and KELLY J. 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)(C)(vi).

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