Karen Johnson Davidson County
Batch# 1451255 DEEDQC
07/23/2026 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0067031

QUITCLAIM DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-40487-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of July, 2026

NOTARY PUBLIC

My commission expires: 4-25-2029

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael & Linda Nichols and Cameron Nichols 1975 Nashboro Boulevard Nashville, TN 37217	Same as Address of New Owner	135-12-0C-012-00-CO

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Michael Nichols, a married man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Michael Nichols and wife, Linda K Nichols and Cameron Nichols, an unmarried man, as joint tenants with rights of survivorship** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 12 on the Plan of Horizontal Property Regime Private Element Plat, Nashboro Village – Tract 13, of record in Instrument #20021230-0161681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Nichols, a married man, from Shada Brooks, an unmarried woman, by Warranty Deed, dated July 10, 2026, recorded July 13, 2026 in Instrument No. 20260713-0063018, said Register's Office

Being the same property conveyed to Shada Brooks, an unmarried woman, from Andria Caruthers, an unmarried woman, and Reginald K. Caruthers and wife, Victoria Caruthers, by Warranty Deed dated August 8, 2022 and recorded August 10, 2022 in Instrument #20220810-0090742, said Register's Office.

This is improved property also known as 1975 Nashboro Boulevard, Nashville, TN 37217

WITNESS MY HAND, this 10th day of July, 2026

Grantor

Michael Nichols

Michael Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Michael Nichols** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 10th day of July, 2026

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the 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 7/10/26 (date of document).

Jennifer Pennell

JULY 21, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this JULY 21, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 29, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires:

Notary's Seal