Karen Johnson Davidson County
Batch# 1464278 DEEDQC
08/26/2026 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260826-0078784

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Steven N. Nicholson and Ramona W. Nicholson Tennessee Community Property Trust 149 Chase Circle Winchester, TN 37398	**093.06.1J.141.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAMONA NICHOLSON, being one and the same person as RAMONA W. NICHOLSON** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto **THE STEVEN N. NICHOLSON AND RAMONA W. NICHOLSON TENNESSEE COMMUNITY PROPERTY TRUST U/T/A DATED** June 24th, **2026** ("Grantee"), its successors, and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> A certain condominium apartment known as Unit No. 1904 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, as revised and amended at Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; and Instrument No. 20111006-0077592, and Attorney's Certificate of record as Instrument No. 20061004-0122836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to RAMONA NICHOLSON by deed from ANNE M. MCCLOY, a single woman and GLENN HARRIS, a married man, as Joint Tenants with Right of Survivorship, of record in Instrument No. 20150408-0030877, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 415 Church Street #1904, Nashville, Davidson County, Tennessee 37219.

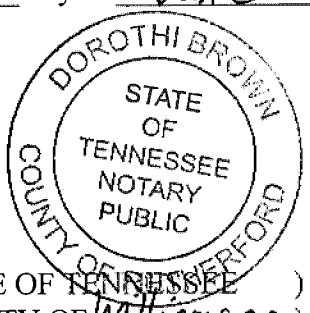
The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed.]

In witness whereof, Grantor has caused this instrument to be dated and effective this 24 day of June, 2026.



GRANTOR:

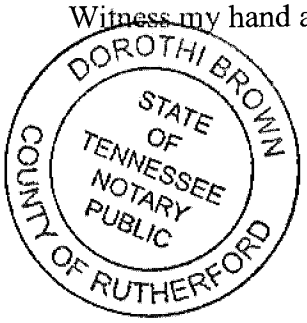
Ramona W. Nich

RAMONA NICHOLSON, being one and the same person as RAMONA W. NICHOLSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **RAMONA NICHOLSON, being one and the same person as RAMONA W. NICHOLSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of June, 2026.



Dorothi Brown
Notary Public

My Commission Expires: 2/21/2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Ramona W. Nich
Affiant

Subscribed and sworn to before me,
this 24 day of June, 2026.

Dorothi Brown
NOTARY PUBLIC
My Commission Expires: 2/21/2026

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKE NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 June 24, 2026 (date of document).

Affiant Signature

8-18-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY