Karen Johnson
Batch # 1481126
10/07/2026 10:33:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261007-0092149

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES D. NICKLE, AFFIANT Subscribed and sworn to before me, this 29th day of September 2026. NOTARY PUBLIC My Commission Expires: 2-12-2029

SUSAN E. BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/12/2029
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES D. NICKLE and STACEY PIERCE-NICKLE, CO-TRUSTEES 920 Sutton Hill Road Nashville, TN 37204	New Owner	Map and Parcel No.: 104-08-0-307.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **The Goat Woman, LLC**, a Tennessee Limited Liability Company, ("Grantor") does hereby quitclaim, transfer and convey unto **James D. Nickle and Stacey Pierce-Nickle, Co-Trustees of the Amended and Restated Nickle Joint Revocable Trust, created September 29, 2026**, its successors and assigns, all of its right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1612 17th Avenue South, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 59 on the Plan of O.B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at the northwest corner of said Lot No. 59 on the easterly margin of 17th Avenue South, formerly Addison Street; thence with the easterly margin of said Avenue, southwardly 55 feet; thence easterly 152 ½ feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 55 feet to the northerly line of said Lot No. 59; thence with said line, westwardly 152 ½ feet, more or less, to the beginning.

Being the same property conveyed to The Goat Woman, LLC, a Tennessee Limited Liability Company, from John M. Gore by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20031222-0182043.

This conveyance is subject to the following: Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4538, page 472, said Register's Office.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 29th day of September 2026.

THE GOAT WOMAN, LLC,
a Tennessee Limited Liability Company

By: James D. Nickle, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James D. Nickle**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of September 2026.

Notary Public

My Commission Expires: 2-12-29

SUSAN E. BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/12/2029
WILLIAMSON COUNTY