Karen Johnson Davidson County
Batch # 1481126 DEEDQC
10/07/2026 10:33:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092150

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: 2-12-29

SUSAN E. BURKS NOTARY PUBLIC STATE OF TENNESSEE 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.: 118-09-0-144.00

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, we, **James D. Nickle and wife, Stacey Pierce Nickle**, ("Grantor") do 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 our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 920 Sutton Hill Road, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "H", on the Map of Battlefield Estates, Section II, as of record in Book 843, page 108, Register's Office said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Sutton Hill Road and runs back between lines, 178 feet on the westerly line and 180 feet on the easterly line, to a dead and measures 83.3 feet thereon.

Being the same property conveyed to James D. Nickle and wife, Stacey Pierce Nickle, from Erbie A. Garrett by Warranty Deed recorded in the Register's Office of said county and state at Book 11185, Page 115-117.

This conveyance is made subject to: Plan of record in Book 843, page 108, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

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.

James D. Nickle, Grantor

Stacey Pierce Nickle, Grantor

STATE OF TENNESSEE)

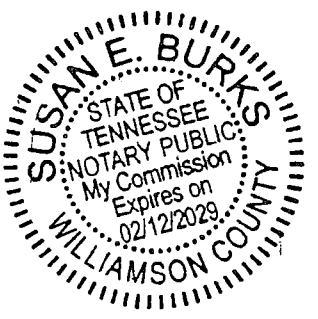
COUNTY OF DAVIDSON)

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



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 **Stacey Pierce Nickle**, the Grantor, 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 official seal at office, this 29th day of September, 2026.

Notary Public

My Commission Expires: 2-12-29

