BILL GARRETT, Davidson County
Trans:T20110038369 DEEDQC
Recvd: 06/27/11 15:08 2 pgs
Fees:12.00 Taxes:0.00
20110627-0049083

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Norbert P. Nix, Trustee,
Norbert P. Nix Revocable Living
Trust Agreement
2015 Linden Avenue
Nashville, TN 37212

Debora L. Nix, Trustee,
Debora L. Nix Revocable Living
Trust Agreement
2015 Linden Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Map and Parcel No.
104 16 0 168.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Norbert Nix** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Norbert P. Nix, Trustee, Norbert P. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended,** a fifty percent (50%) interest as Tenant in Common, and **Debora L. Nix, Trustee, Debora L. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended,** a fifty percent (50%) interest as Tenant in Common , ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot number 87 on the Revised Plan of Geo. W. Blair's subdivision of "Belmont Heights" as of record in Book 332 page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 87 fronts 50 feet on the easterly line and 209.75 feet, more or less, on the westerly line to an alley measuring 50 feet thereon. (Description from prior deed).

*Norbert Nix and Norbert P. Nix are one and the same person.

Debora L. Nix, wife of **Norbert P. Nix**, joins herein for the purpose of conveying to the Grantees any interest, marital or otherwise, which she may have in the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

Being the same property conveyed to Norbert Nix, by Warranty Deed from Paw Investment Company, LLC, dated July 22, 2005, of record in Instrument No. 20050727-0087730 Register's Office, Davidson County, Tennessee.

This is improved property known as **2015 Linden Avenue, Nashville, Tennessee 37212**.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 17 day of June, 2011.

Norbert Nix

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 17th day of June, 2011.

Notary Public

KAREN DENISE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires: January 7, 2013

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Norbert Nix**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June 2011.

Notary Public

My Commission Expires: My Commission Expires: January 7, 2013

KAREN DENISE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY