Davidson County DEEDQC
Recvd: 05/29/13 12:00 4 pgs
Fees:22.00 Taxes:0.00
20130529-0053940

Name and Address of New Owner
Michael Nix
Joanna Nix
3045 Stone Bridge Rd
Antioch, TN 37013

Prepared By: Amanda Kolodynski
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2013050053

Send Tax Notice To:
Michael Nix
Joanna Nix
3045 Stone Bridge Road
Antioch, TN 37013

Map: 15010026600

QUIT CLAIM DEED

I/We, Mike Nix aka Michael Nix and spouse, Jodi Nix aka Joanna Nix, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 ---------($1.00),cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we Mike Nix aka Michael Nix and spouse Jodi Nix aka Joanna Nix, do hereby transfer, convey and quit claim to Michael Nix and spouse, Joanna Nix, their heirs and assigns, forever, all our rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Mike Nix and spouse, Jodi Nix, by Deed dated March 7, 2008 and recorded March 10, 2008 in Deed Instrument 20080310-0024158 in the Register's Office of Davidson County, Tennessee.

The purpose of this conveyance is to change grantors name and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 22 day of MAY, 2013

WITNESS — Mike Nix (SEAL)

WITNESS — Michael Nix (SEAL)

WITNESS — Jodi Nix (SEAL)

WITNESS — Joanna Nix (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 22 day of MAY, A.D. 2013 before me, a Notary Public, the undersigned officer, personally appeared Mike Nix aka Michael Nix and Jodi Nix aka Joanna Nix, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 7-30-2014

NOTARY PUBLIC

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I hereby swear or affirm that the actual consideration for this transfer is none.

Michael Nix

Joanna Nix

Sworn to and subscribed before me this the 22 day of MAY, 2013

Notary Public

My Commission Expires: 7-30-2014

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of 1st Revision to Stone Bridge of record in Book 9700, Page 244, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Parcel ID No.: 15010026600

Subject to The Plan of record in Book 9700, Page 244, which plan shows a 20 foot minimum building setback line and public utility easement from Stone Bridge Road and a 10 foot easement for public utility purposes along the easterly line(s). Restrictions contained in instruments of record in Book 10164, page 525, said Register's Office.

Being the same property conveyed to Mike Nix and spouse, Jodi Nix by a deed from James Freeman and spouse, Sandra Freeman dated March 7, 2008 and recorded March 10, 2008 in Instrument Number 20080310-0024158, Davidson County Records.

True Copy Certification

I, Cynthia L. Shimek, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia L Shimek
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Jacqueline A Allen a notary public for this county and state, Cynthia L. Shimek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline A. Allen, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Nov. 6, 2013
Member, Pennsylvania Association of Notaries

Jacqueline A Allen
Notary's Signature

My Commission Expires: 11/06/2013
Notary' Seal (if on paper)