BILL GARRETT, Davidson County
Trans:T20140029322 DEEDQC
Recvd: 04/30/14 09:03 2 pgs
Fees:12.00 Taxes:0.00
20140430-0036126

This Instrument Prepared by:
**JACOB T. THORINGTON**
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -0-.

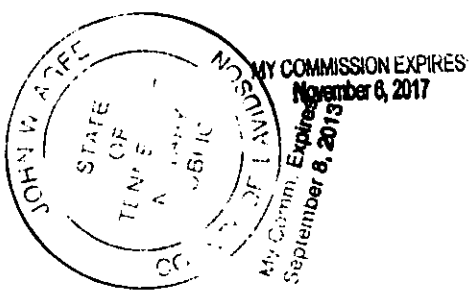
**AFFIANT**

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 13 day of Feb, 2014.




**NOTARY PUBLIC**

My Commission Expires: 11.6.17

## QUITCLAIM DEED

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NO.** |
|---|---|---|
| Liesel Nixon<br>664 Williamsport Ct.<br>Nashville, TN 37221 | SAME | 128-12-O-C-011.00OC |

**FOR AND IN CONSIDERATION** of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Docket # 13D-2615, Tennessee, I, **Jason Nixon,** by these presents do hereby quitclaim and convey unto **Liesel E Wellman, now known as Liesel Wellman Nixon,** to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

**BEING** unit No. 1112 on the Plan of Woodbury Townhomes, Phase 1, as established under Master Deed Exhibit E of record in Instrument No. 20060310-0028278, Register's office for Davidson County, Tennessee, to which master deed reference is hereby made for a more

particular description of said unit.

**BEING** the same property conveyed to Liesel E. Wellman from Marquis Homes, LLC., a Tennessee Limited Liability Company, by Special Warranty Deed, instrument No. 20080701-0067915, Register's Office for Davidson County, Tennessee.

**BEING** the same property conveyed to Marquis Homes, LLC., a Tennessee Limited Liability Company, by Corporate Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company, dated October 30, 2007, of record in Instrument No. 20071105-0130281, in the Register's Office of Davidson County, Tennessee.

**THIS** is improved property known as 1112 Woodbury Falls Court, Nashville, TN 37221.

**THE** Liesel E. Wellman and Liesel Wellman Nixon being one and the same person.

**SAID** property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.**

Witness my hand this 13 day of FEB, 2014.

**JASON NIXON**

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON NIXON,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of Feb, 2014.

JOHN W. AGEE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 6, 2017
My Comm. Expires

**NOTARY PUBLIC**

My Commission Expires: 11.6.17