This instrument prepared by: Brian O. Bowhan, Attorney
215 Players Court
Nashville, TN 37211

New owner's address:
Timothy Mix
533 Chandler Place
Hermitage, TN 37076

Send tax bills to:
GMAC Mortgage
P.O. Box 9001719
Louisville, KY 40290

Map-parcel numbers:
Map 86-6A
Parcel 533CO

Davidson County DEEDQC
Recvd: 08/18/16 14:24 4 pgs
Fees:22.00 Taxes:0.00
20160818-0086504

QUITCLAIM DEED

**FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce** (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. _____, and for the express purpose of creating a fee simple absolute title in my former Husband, Timothy Mix, (hereinafter called "GRANTEE"), I, Carole Mix, GRANTOR by these presents do hereby quitclaim, transfer, convey unto my former Husband, Timothy Mix, the following described tract or parcel of land in Davidson, County, Tennessee, to wit:

Being Unit No. 524 on the Plan of Condominium Site of Steeplechase Condominiums, as of record in Book 6816, page 483, as amended in Book 7390, page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Timothy Mix, and wife Carole Mix, as of record in Book 9773, Page 217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the year 1995 and subsequent years, easements of record.

"The description is the same as was used in the last deed of record."

This property is commonly known as 533 Chandler Place, Hermitage, Tennessee 37076.

**AND NOW, THEREFORE,** I, the said Carole Mix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Timothy Mix, his heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 28th day of May, 2004.

Carole Mix

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

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Wilson

Personally appeared before me, Sandy Kemp, a Notary Public in and for said County and State, Carole Mix, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, this 28 day of May, 2004.

Notary Public

My commission expires: Feb 26, 2006

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Wilson

This transfer is in implementation of a property settlement agreement between divorcing parties.

Carole Mix

Subscribed and sworn to before me this 28 day of May, 2004.

Notary Public

My commission expires: Feb 26, 2006

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.

## Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 18 day of August , 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

Notary Public

Commission expires 06/18/2020

# True Copy Certification

I, Tim Sexton, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016