This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
NIZNIK INVESTORS, LLC

TO:
KATHLEEN MARIE NIZNIK

BILL GARRETT, Davidson County
Trans:T20160089580 DEEDQC
Recvd: 10/11/16 13:37 3 pgs
Fees:17.00 Taxes:0.00
20161011-0107454

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Kathleen Marie Niznik 8351 St. Danasus Drive Nashville, TN 37211	New Owner	164060B03300CO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 16D1254.**

KATHLEEN MARIE NIZNIK

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th, DAY OF September, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/18

(AFFIX SEAL)

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **JOHN PAUL NIZNIK** do here by Quitclaim to **KATHLEEN MARIE NIZNIK** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 33, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by The Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Sherria N. Brown King by Warranty Deed to Niznik Investors, LLC, of record in Instrument No 20160127-007894, Register's Office for Davidson County, Tennessee.

This is improved real property located at 565 Bradburn Village Circle, Antioch, Tennessee 37013.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 16D1254.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

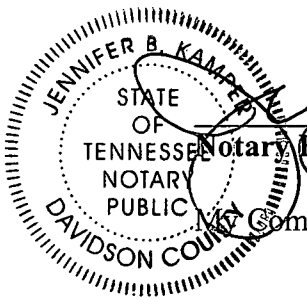
IN WITNESS WHEREOF I have hereunto set my hand on this the 30 day of September, 2016.

JOHN PAUL NIZNIK
Member of Niznik Investors, LLC

KATHLEEN MARIE NIZNIK
Member of Niznik Investors, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JOHN PAUL NIZNIK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 30th day of September, 2016.

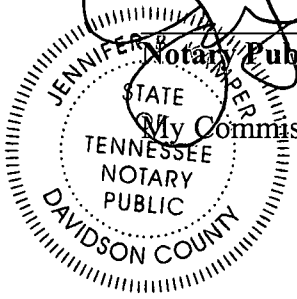


Notary Public

My Commission Expires: 01/09/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KATHLEEN MARIE NIZNIK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 5th day of October, 2016.



Notary Public

My Commission Expires: 01/09/18