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

FROM:
JOHN PAUL NIZNIK

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
20161011-0107455

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Kathleen Marie Niznik 8351 St. Danasus Drive Nashville, TN 37211	New Owner	173-05-0A-138-00

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: 01/09/2020

JENNIFER B. KAMPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

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 Lot No. 138 on the Plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791 as re-recorded in Instrument Number 20050805-0092480 and amended in Instrument Number 20051114-0136938 and Instrument number 20071227-0147998 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John P. Niznik and Kathleen M. Niznik by Warranty Deed from George Stephen Evans, Jr. and Kayleigh B. Evans, of record in Instrument Number 20130708-0070391, Register's Office for Davidson County, Tennessee.

This is improved real property located at 1861 Shaylin Loop, 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

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

JENNIFER B. KAMPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY