BILL GARRETT, Davidson County
Trans:T20160101842 DEEDQC
Recvd: 11/17/16 13:20 3 pgs
Fees:17.00 Taxes:0.00
20161117-0121413

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

FROM:
JOHN PAUL NIZNIK

TO:
KATHLEEN MARIE NIZNIK

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Kathleen Marie Niznik 8351 St. Danasus Drive Nashville, TN 37211	New Owner	17309A27200CO

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 14, DAY OF NOV, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-2-18.

(AFFIX SEAL)

This Instrument Prepared By:

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

RICHARD H DO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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. 207 on the Plan of Lenox Village, Phase "E," of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee

Being the same property conveyed to John P. Niznik and wife, Kathleen M. Niznik by Warranty Deed from Pamella E. Tucker and husband, Anthony D. Tucker, of record in Instrument Number 20070625-0075463, Register's Office for Davidson County, Tennessee.

This is improved real property located at 8351 Saint Danasus Drive, Nashville, TN 37211.

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 11 day of November, 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 11th day of November, 2016.

Notary Public

My Commission Expires: 01/09/18

JENNIFER B. HAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY