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

FROM:
KATHLEEN MARIE NIZNIK

TO:
JOHN PAUL NIZNIK

BILL GARRETT, Davidson County
Trans:T20160101987 DEEDQC
Recvd: 11/17/16 15:40 3 pgs
Fees:17.00 Taxes:0.00
20161117-0121586

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
John Paul Niznik 6159 Brentwood Chase Drive Brentwood, TN 37027	New Owner	173-05-0A-160.00 CO

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**

JOHN PAUL NIZNIK

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th, DAY OF November, 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, **KATHLEEN MARIE NIZNIK** do here by Quitclaim to **JOHN PAUL NIZNIK** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Being all of Lot No. 160 (One Hundred Sixty) on the Final Plat of Barnes Crossing, Phase 1, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John P. Niznik and Kathleen M. Niznik, Husband and Wife, by John R. Thompson and Gayle L. Thompson, Husband and Wife, by Warranty Deed of record in Instrument No. 20140417-0032229, Register's Office for Davidson County, Tennessee.

This is improved real property located at 1817 Shaylin Loop, Antioch, TN 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 10th day of November, 2016.

KATHLEEN MARIE NIZNIK

STATE OF Texas)
COUNTY OF Bexar)

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 10 day of November, 2016.

LUIS DE LEON
Notary Public, State of Texas
Comm. Expires 07-09-2019
Notary ID 128668814

Notary Public

My Commission Expires: 07/09/2019