This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 Third Avenue South
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20170010156 DEEDQC
Recvd: 02/03/17 08:06 2 pgs
Fees:12.00 Taxes:0.00
20170203-0011525

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This conveyance is made pursuant to T.C.A. § 67-4-409 (a)(3)(E)
For the purpose of terminating a tenancy by the entireties by virtue of a divorce.

I, Danielle Nix, after being first duly sworn, according to law do make oath and affirm that this quitclaim was executed and delivered in accordance with the terms of Marital Dissolution Agreement in that certain case styled Danielle Kristine Nix v. Joseph Lee Nix, Case No. 2016-406 in the Circuit Court for Williamson County, Tennessee, and there was no consideration given for the transfer.

Danielle Nix

Sworn to and Subscribed before me on this
the 27 day of January, 2017.

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020

NOTARY PUBLIC
My Commission Expires: 3-9-2020

The preparer of this instrument is not not the closing agent pursuant to the Tax Reform Act of 1986.
(With Information Provided By The Parties/Without Benefit of a Title Search)

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Joseph L. Nix	CMG Mortgage Inc. dba CMG Financial	187-05-0A-106.00-CO
3108 Celt Alley	3160 Crow Canyon Rd. #400	
Nolensville, TN 37135-1215	San Ramon, CA 94583	

QUITCLAIM DEED

This instrument made and entered into this the 27th day of January, 2017, by and between, **Danielle Nix, unmarried**, Grantor, and **Joseph L. Nix, unmarried**, Grantee.

WITNESSETH:

That for and in consideration of the sum of $-0- cash in hand paid, the receipt of which is hereby acknowledged, **Danielle Nix, unmarried**, Grantor, does hereby convey, grant, transfer, remise, and forever quitclaim unto **Joseph L. Nix, unmarried**, Grantee, his heirs, and assigns, forever, my entire right, title, and interest in and to the following described real property, located in Wilson County, Tennessee, and more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106, as shown on the Plan of Burkitt Springs, Phase 1B, of record in Instrument No. 20140722-0064833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph L. Nix, a married man, by Warranty Deed from Vicky A. Carter-Dean f/k/a Vicky A. Carter, and Robert D. Dean, Wife and Husband, of record in Instrument No. 20161215-0131459, Register's Office for Davidson County, Tennessee.

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

This is improved property known as 3108 Celt Alley, Tennessee 37135-1215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Witness my hand, this the 27 day of January, 2017.

Danielle Nix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Danielle Nix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020