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Prepared from Information provided without the benefit of a Title Search

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2019.

NOTARY PUBLIC

My Commission expires: 9/6/2022

Karen Johnson Davidson County
Batch# 201823 DEEDQC
03/05/2019 08:18:39 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20190305-0019781

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:
John A. Nixon

TO:
I. Dyke Tatum, Trustee

FROM:
I. Dyke Tatum, Trustee

TO:
John A. Nixon and Jeffery Nixon

THIS INSTRUMENT PREPARED BY

Esquire Title & Escrow Inc. 30 Burton Hills Blvd., Ste 200, Nashville, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dr. John A. Nixon and Jeffery Nixon 378 Forrest Valley Drive Nashville, Tennessee 37209	**SAME**	**114-14-0-030.00**

Quitclaim Deed

For and in Consideration of the sum of $10.00 cash in hand paid and for the express purpose of making a re-conveyance for the purpose of creating evidence of a surviving tenancy. I, **John A. Nixon** by these presents do hereby quitclaim and convey unto **I. Dyke Tatum, Trustee**, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thousand Oaks Estates, as of record at Book 3700, Page 82, Register's Office for said County.

Said Lot No. 3 fronts 115.81 feet on the easterly margin of Forrest Valley Drive, and extends back 286.32 feet on the southerly line, and 280.75 feet on the northerly line, to a line on the rear on which it measures 185.0 feet.

Being the same property conveyed to John A. Nixon and wife, Lois A. Nixon by deed from Anil Gupta and wife, Veena Gupta of record in Book 5807, Page 28, Register's Office for Davidson County, Tennessee. The said Lois A. Nixon is now deceased.

unimproved 0
This is improved (X) property known as 378 Forrest Valley Drive, Nashville, TN 37209

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

And now, I, the said unto **I. Dyke Tatum, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto **John A. Nixon and Jeffery Nixon, joint tenants with the right of survivorship**, their successors and assigns the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WEREOF, we have hereunto set our hands this 4th day of March, 2019.

John A. Nixon

I. Dyke Tatum, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John A. Nixon, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of March, 2019.

My Commission expires:
September 6, 2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Theresa L. Smith Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named I. Dyke Tatum, Trustee, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of March, 2019.

My Commission expires:
September 6, 2022

Theresa L. Smith Notary Public

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.