Karen Johnson Davidson County
Batch# 221784 DEEDQC
04/24/2019 03:36:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190424-0037877

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Benjamin N. Stix 1431 Ann Street Nashville, TN 37216	New Owner	07211024400

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gabriel Stix, unmarried,** by these presents does hereby quitclaim and convey unto **Benjamin N. Stix, unmarried,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot Nos. 57 and 60 on the Plan of W.J. Myers Subdivision of certain Lots in Maxey's Addition to Brownsville of record in Plat Book 332, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 60 fronts 100 feet on the northerly side of Otay, formerly Ann Street and together with par of Lot No. 57 extends between parallel lines with the easterly margin of an alley, 120 feet to the southerly line of Lot No. 52 on said plan.

Being the same property conveyed to Benjamin N. Stix, unmarried and Gabriel Stix, unmarried, joint tenants with right of survivorship by Warranty deed from Neil Jay Kaplan, unmarried of record in Instrument No. 20140924-0087895 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 24, 2014.

This is improved property also known as 1431 Ann St. Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18th day of April, 2019.

Meredith May
Affiant

Notary Public

My Commission Expires: (Affix Seal)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17 day of April, 2019.

Gabriel Stix

STATE OF Washington
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel Stix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of April, 2019.

Notary Public

My Commission Expires: 01/14/2021

SID PATRICIA ARNETTE JOHNSON NOTARY PUBLIC EXP. 1-14-21 DISTRICT OF COLUMBIA