Karen Johnson Davidson County
Batch# 518167 DEEDQC
11/18/2020 10:42:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201118-0135693

FROM: John B. Nixon and Mary J. Nixon, husband and wife

TO: Mary J. Nixon, an individual

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Mary J. Nixon 921 Huntington Circle Nashville, TN 37215	Same as New Owner	131-06-0-C-033-00-CO

PREPARED BY: John B. Nixon, Esq., 921 Huntington Circle, Nashville, TN 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from the transfer tax pursuant to TCA § 67-4-409(f).

GREG KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 17th day of November, 202

NOTARY PUBLIC

My Commission Expires: 5-7-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, John B. Nixon and Mary J. Nixon, as husband and wife and as tenants by the entirety, hereinafter called the GRANTOR, has bargained and sold, and by these presents hereby sells, assigns, and quitclaims to Mary J. Nixon, in her sole and individual capacity, hereinafter called the GRANTEE, its successors or assigns, all of GRANTOR's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Real Property"), to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is improved property with an address of 921 Huntington Circle, Nashville, Tennessee 37215.

The Real Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Real Property.

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be executed on the 17 day of November, 2020.

Grantor:

By: _____
John B. Nixon

By: _____
Mary J. Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John B. Nixon and Mary J. Nixon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5-7-2024

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
(To Quitclaim Deed)

Legal Description of the Real Property

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

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plat of Burton Hills Village of Huntington Tract 10 of record in Book 6250, page 612, Register's Office for said County.
>
> Said Lot No. 145, which is a corner lot, fronts 85.00 feet on the northerly margin of Huntington Circle and fronts 62.85 feet on the easterly margin of an unnamed street (said frontage being a broken line) said frontages being joined by a curve having a length of 23.56 feet and extends back 110.00 feet on the northerly line and 70.00 feet on the easterly line, to a point of intersection.
>
> Being the same property conveyed to John B. Nixon and Mary J. Nixon by deed from Bailey Mortgage Company, a Mississippi corporation, of record in Book 7723, page 611, Register's Office for Davidson County, Tennessee.

Included in this legal description is an easement granted and conveyed to John B. and Mary J. Nixon (being one and the same as John B. Nixon and Mary J. Nixon), owners of Lot 145, as shown on the plat of Burton Hills Village of Huntington Tract 10 of record in Book 6250, page 612, Register's Office for Davidson County, and all future owners of such Lot 145, described as follows:

> A 4 foot easement for the encroachment, repair and maintenance of the air conditioning pad and equipment, deck, steps and concrete driveway servicing the residence on the above described Lot 145. Such four (4) foot easement is located between the northerly property line of Lot 145 as shown on the plat of Burton Hills Village of Huntington Tract 10 of record in book 6250, page 612, Register's Office for Davidson County, Tennessee and a line 4 feet north of and parallel to the northerly property line of said Lot 145. Such 4 foot easement extends for a distance of 110 feet along such northerly property line of Lot 145.
>
> Said easement is filed of record in Book 7828, page 486, Register's Office for Davidson County, Tennessee.