Karen Johnson Davidson County
Batch# 518508 DEEDQC
11/19/2020 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201119-0136174

FROM: ERNESTINE D. NIXON

TO: WALTER JACKSON

This Instrument was prepared by:
Nashville Law Offices, PLLC
208 3rd Ave N, Suite 100
Nashville, TN 37201

Address New Owner:
Walter Jackson
4150 Providence Park Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel No.:
081-10-0-283.00

QUIT CLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that ERNESTINE D. NIXON, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid where the tax for which shall be based only on the actual consideration given for this conveyance, the receipt of which is hereby acknowledged, Ernestine D. Nixon has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Walter Jackson, his heirs, successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 340, J. M., T. J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to James F. Buzhardt, a married man, by deed from John L. Tyler, an unmarried man, executed 11/19/04 and filed for record on 11/29/04 in Instrument No. 20041129-0141203, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Ernestine Nixon by deed of record from James Buzhardt, Register's Office for Davidson County, Tennessee. Instrument Number 20050819-0098808.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

I hereby swear and affirm the best of affiant's knowledge, information and belief, the actual consideration for this transfer as $10.00.

Witness my hand this 9- day of November, 2020.

Ernestine Nixon
ERNESTINE D. NIXON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ERNESTINE D. NIXON), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9TH day of NOVEMBER, 2020.

SYLVIA TENNANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 4, 2021

Sylvia D.
NOTARY PUBLIC

My Commission Expires: 1/4/21

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

Certificate of Authenticity

I, EMILY PFEIFFER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



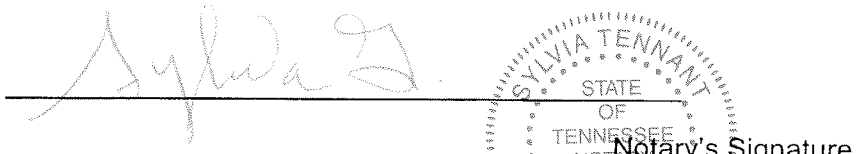
36166

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, SYLVIA TENNANT, a notary public for this county and state, EMILY G. PFEIFFER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/4/2021

Notary's Seal (If on paper)