Karen Johnson Davidson County
Batch# 539620 DEEDQC
12/21/2020 02:33:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201221-0151400

This Instrument Was Prepared By:
Casey W. Riggs
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Mary J. Nixon, Affiant

Subscribed and sworn to before me this 21st day of December, 2020.

Notary Public

My Commission Expires: 5-07-2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
John Nixon, Trustee of the Mary Jordan Nixon Irrevocable Trust dated December 14, 2020. 921 Huntington Circle Nashville, TN 37215	Same	131-06-0-C-033-00-CO

For $10 cash in hand, the receipt of which is hereby acknowledged, **MARY J. NIXON** the "**Grantor**", do hereby convey, transfer, remise, release, relinquish and quitclaim unto, **JOHN NIXON, TRUSTEE OF THE MARY JORDAN NIXON IRREVOCABLE TRUST DATED DECEMBER 14, 2020,** the "**Grantee,**" all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

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

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of December, 2020.

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 26 BY TENNESSEE GOVERNOR BILL LEE DATED APRIL 9, 2020, EXECUTIVE ORDER NO. 37 BY TENNESSEE GOVERNOR BILL LEE DATED MAY 12, 2020, EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE DATED JUNE 29, 2020, EXECUTIVE ORDER NO. 61 BY TENNESSEE GOVERNOR BILL LEE DATED AUGUST 28, 2020 and/or EXECUTIVE ORDER NO. 66 BY TENNESSEE GOVERNOR BILL LEE DATED OCTOBER 28, 2020.

Mary J. Nixon
MARY J. NIXON, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Greg Kirby, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARY J. NIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of December, 2020.

Notary Public

My Commission Expires: 5-7-2024

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

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 comer 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 Mary J. Nixon by deed from John B. Nixon and Mary J. Nixon, of record in Instrument Number 20201118-0135693, Register's Office for Davidson County, Tennessee.

Included in this legal description is an easement granted and conveyed to Mary J. Nixon owner of Lot 145, as shown on the plat of Burton Hills Village of Huntington Tract 10 of record in Instrument Number 20201118-0135693, 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.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 921 Huntington Circle, Nashville, TN 37215.