Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
File # B-21-68

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Affiant
Subscribed and sworn to before me, this 20th **day of** January, 2021.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Hixson 3117 Weatherstone Cove Antioch, Tennessee 37013	New Owner	164-12-0A-011.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Lisalyn Minteer**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey, unto **Mark Hixson**, hereinafter the Grantee(s), all her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in First Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Weatherstone, a Planned Unit Development of record in Plat at Instrument No. 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Hixson, a married woman and Mark Hixson, unmarried by Warranty deed from Jerry Butler Builders, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20041001-0118489 Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on October 01, 2004. (Value of consideration shown in aforementioned deed $153,700.00.) The said Patricia Hixson having died 11/2/2019, Leaving Mark Hixson and Lisalyn Minteer her sole Heirs at Law, reference is hereby made to Affidavit of heirship of record in Instrument No. 202101220009965, in the Register's Office for Davidson County, Tennessee.

This subject property is improved property known 3117 Weatherstone Cove, Antioch, Tennessee 37013

Witness my hand this 19 day of January, 2021.

Lisalyn Minteer
Lisalyn Minteer

Karen Johnson Davidson County
Batch# 559022 DEEDQC
01/22/2021 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210122-0009966

STATE OF FL
COUNTY OF Duval

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lisalyn Minteer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville FL ~~Tennessee~~, on this the 19th day of Jan, 2021.

Christina Torres
Notary Public

My Commission Expires: 09/18/2022

CHRISTINA TORRES
MY COMMISSION #GG259708
EXPIRES: SEP 18, 2022
Bonded through 1st State Insurance

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021