THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 625492 **DEEDWARR**
04/29/2021 09:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20210429-0057285

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Barry Nixon	Better Mortgage Corporation	MAP
921 Huntington Circle	175 Greenwich Street 59th Floor	PARCEL 131-06-0C-033.00-CO
Nashville, TN 37215	New York, NY 10007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **John Beebe Nixon, Trustee of the Mary Jordan Nixon Irrevocable Trust Dated December 14, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Barry Nixon**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 wife, Mary J. Nixon by Warranty deed from Bailey Mortgage Company, a Mississippi Corporation of record in Book 7723, page 611, Register's Office for Davidson County, Tennessee, dated November 19, 1988 and recorded on December 08, 1988.

Being the same property conveyed to Mary J. Nixon, an individual by QuitClaim deed from John B. Nixon and Mary J. Nixon, husband and wife of record in Instrument No. 20201118-0135693 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 18, 2020.

Being the same property conveyed to John Nixon, Trustee of the Mary Jordan Nixon Irrevocable Trust Dated December 14, 2020 by QuitClaim deed from Mary J. Nixon of record in Instrument No. 20201221-0151400 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 21, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **921 Huntington Circle, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand( ) this the 28th day of April, 2021.

Irrevocable Trust Agreement of Mary Jordan Nixon

BY: John Beebe Nixon Trustee
John Beebe Nixon, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Beebe Nixon** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Irrevocable Trust Agreement of Mary Jordan Nixon** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John Beebe Nixon** as such **Trustee**.

Witness my hand and official seal this the 28th day of April, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE