Karen Johnson Davidson County
Batch# 681909 DEEDQC
07/22/2021 03:23:27 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210722-0098824

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Paul W. Nix, Jr.
3500 Longhaven Crossing
Antioch, TN 37013

Send tax notice to: Paul W. Nix, Jr.
3500 Longhaven Crossing
Antioch, TN 37013

Map and Parcel No. 059 15 0 197.00

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

WHEREAS, in 1972, Cumberland Builders, Inc. transferred to Paul W. Nix* and wife, Marjorie H. Nix**, the real property described in this deed below, and such conveyance is of record in Book 4572, Page 55, Register's Office, Davidson County, Tennessee;

WHEREAS, Paul W. Nix died on December 7, 2008;

WHEREAS, Marjorie Anne Nix later married William Henry Ireland, Jr.;

WHEREAS, Marjorie Anne Ireland ("Decedent"), a resident of Cabarrus County, North Carolina, died intestate on December 24, 2020 survived by her spouse, William Henry Ireland, Jr., and four children: Paul William Nix, Jr., Derrick Barrington Nix, Veronica LaVonne Weston and Tiffany Darlene Williams;

WHEREAS, William Henry Ireland, Jr. has executed a Qualified Disclaimer of any interest he has in the Decedent's Tennessee and Virginia properties as her surviving spouse, heir at law, or otherwise and said Qualified Disclaimer is of record in Instrument No. 20210722-0098817, Register's Office, Davidson County, Tennessee;

WHEREAS, Affidavits of Heirship setting forth Decedent's lineal descendants are of record in Instrument No. 20210722-0098818 (Paul William Nix, Jr.); Instrument No. 20210722-0098819 (Derrick Barrington Nix); Instrument No. 20210722-0098820 (Veronica LaVonne Weston); Instrument No. 20210722-0098821 (Tiffany Darlene Williams); Instrument No. 20210722-0098822 (Joyce Nix Harris); and, Instrument No. 20210722-0098823 (Michael and Ethel Crowder), all in Register's Office, Davidson County, Tennessee;

WHEREAS, in further settlement of the Decedent's estate, Decedent's children/heirs at law have reached an agreement as to the division of Decedent's Tennessee and Virginia properties;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, we, **Derrick Barrington Nix**, **Veronica LaVonne Weston**, and **Tiffany Darlene Williams**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Paul William Nix, Jr.** ("Grantee"), Grantors' entire interests in and to certain real property in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynes Acres, as of record in Book 4300, page 69, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 103.33 feet on the southerly side of Shipp Lane and extends back 252.51 feet on the westerly line and 261.70 feet on the easterly line to a dead line measuring 173.87 feet thereon.
>
> This conveyance is made subject to the plan of record which shows an owner's certificate, 10-foot public utility and drainage easement, 40-foot minimum building setback line from Shipp Lane, anchor easement, restrictions of record in Book 4535, page 447, Register's Office for Davidson County, Tennessee.

Description is taken from prior deed of record. This is improved real property commonly known as 647 Shipp Lane, Nashville, Tennessee 37207.

*Paul W. Nix, Paul W. Nix, Sr., and Paul William Nix, Sr. are one and the same persons.

**Marjorie H. Nix, Marjorie Holman Nix, Marjorie Anne Nix, Marjorie Anne Ireland and Marjorie A. Ireland are one and the same persons.

IN WITNESS WHEREOF, Grantor, Derrick Barrington Nix, hereby affixes his signature on the 19 day of July, 2021.

DERRICK B. NIX

STATE OF North Carolina)
)
COUNTY OF Lincoln)

Personally appeared before me, Eric A. Hussey (name of notary public), **DERRICK B. NIX**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19 day of July, 2021.

Notary Public

My Commission Expires: 01-31-2022

IN WITNESS WHEREOF, Grantor, Veronica LaVonne Weston, hereby affixes her signature on the 23 day of June, 2021.

VERONICA L. WESTON

STATE OF Missouri)
)
COUNTY OF St. Louis)

Personally appeared before me, SHARVIL PATEL (name of notary public), **VERONICA L. WESTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23 day of June, 2021.

Notary Public

My Commission Expires: 10/1/2023

SHARVIL PATEL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 19606880
My Commission Expires 10-01-2023

IN WITNESS WHEREOF, Grantor, Tiffany Darlene Williams, hereby affixes her signature on the 25 day of June, 2021.

Tiffany Darlene Williams
TIFFANY DARLENE WILLIAMS

STATE OF North Carolina)
)
COUNTY OF Cabarrus)

Personally appeared before me, Kimberly M Bostian (name of notary public), **TIFFANY DARLENE WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of June, 2021.

Kimberly M Bostian
Notary Public

My Commission Expires: 11-9-2024

KIMBERLY M BOSTIAN
NOTARY
PUBLIC
CABARRUS COUNTY, NC

OATH OF CONSIDERATION

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

Paul W. Ng
AFFIANT

Sworn to and subscribed to before me on the 21st day of June, 2021.

Denise A
NOTARY PUBLIC

My Commission Expires: September 25, 2024

DENISE A DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY