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

Karen Johnson Davidson County
Batch# 681909 DEEDQC
07/22/2021 03:23:27 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210722-0098825

New Owner: Derrick B. Nix
2208 Woodstream Road
Harrisburg, NC 28075

Send tax notice to: Derrick B. Nix
2208 Woodstream Road
Harrisburg, NC 28075

Map and Parcel No. 081 12 0 078.00

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 1988, Rebecca Nix, an unmarried woman, transferred to Paul W. Nix* and wife, Marjorie A. Nix**, the real property described in this deed below, and such conveyance is of record in Book 7648, Page 821, 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 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, **Paul William Nix, Jr.**, **Veronica LaVonne Weston**, and **Tiffany Darlene Williams**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Derrick Barrington Nix** ("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 the South part of Lot No. 376 and the North part of Lot No. 377, on the Plan of McGavock and others First Addition, called the Town of McGavock of record in Book 21, page 23, said Register's Office, described as follows:
>
> Beginning on the easterly margin of Eleventh Avenue North at a point 25 feet 10 inches North of the corner of Lots No. 376 and 377; thence East 88.5 feet, more or less to the West Margin of an alley; thence with the West Margin of Said Alley South 40 feet, more or less, to a point 35 feet north of the corner of Lots Nos. 377 and 378; thence West 96 feet, more or less, to a point in the east margin of Eleventh Avenue, North, said point being 35 feet north of the corner of Lots Nos. 377 and 378; thence North 42 feet, more or less to the beginning.

Description is taken from prior deed of record. This is improved real property commonly known as 1614 11th Avenue North, Nashville, Tennessee 37208.

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

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

IN WITNESS WHEREOF, Grantor, Paul William Nix, Jr., hereby affixes his signature on the 21 day of June, 2021.

PAUL W. NIX, JR.

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Denise A. Davis (name of notary public), **PAUL W. NIX, JR.**, 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 21st day of June, 2021.

Notary Public

My Commission Expires: September 25, 2024

My Commission Expires

DENISE A DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 North Carolina)
)
COUNTY OF Lincoln)

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

AFFIANT

Sworn to and subscribed to before me on the 14 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 01-31-2022