Karen Johnson Davidson County
Batch# 822314 DEEDQC
03/15/2022 09:01:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220315-0029794

This Instrument Prepared By:
J. Christopher Hopgood
Dorsey, Gray, Norment & Hopgood
318 Second Street
Henderson, KY 42420

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Karen and Raymond Nix Irrevocable Trust dated April 12, 2017 2319 Sunset Lane Henderson, KY 42420	[same]	092-12-4A-016.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KAREN NIX** and her husband, **RAYMOND NIX**, by these presents do hereby quitclaim and convey unto the **KAREN AND RAYMOND NIX IRREVOCABLE TRUST DATED APRIL 20, 2017,** its successor and assigns, all their right, title and interest in and to the following described tract of land:

See legal description set forth on **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

The address of the property is 1616 West End Avenue, #1511, Nashville, TN 37207.

WITNESS this the 9th day of March, 2022.

WITNESS the signature of Grantors as of the day and year first above written.

GRANTORS

Karen Nix
KAREN NIX

Raymond Nix
RAYMOND NIX

SATE OF KENTUCKY

COUNTY OF HENDERSON

On this 9th day of March, 2022, before me, a Notary Public in and for said sate, personally appeared **KAREN NIX** and **RAYMOND NIX**, known to me to be the persons who executed the foregoing instrument and they acknowledged to me that they executed the same for the purposes therein sated.

IN TESTIMONY WHEREOF, I have hereunto set my and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
Notary Pubic ID No 599033
My commission expires: 5-3-2022

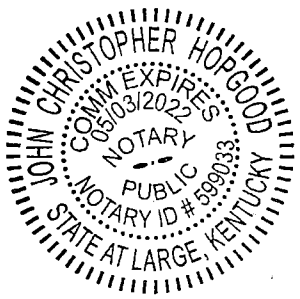


EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit No. 1511 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson C County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen D. Nix by Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee limited liability company of record in Instrument No. 20211028-0145065 Register's Office for Davidson County, Tennessee, dated the 25th of October, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TRANSFER TAX DECLARATION

STATE OF KENTUCKY

COUNTY OF HENDERSON

The undersigned, being first duly sworn, hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANTS:

Karen Nix

KAREN NIX

Raymond Nix

RAYMOND NIX

Subscribed and sworn to before me this 9th day of March, 2022.

My commission expires 5-3-2022

Notary Public

Notary Public ID No. 599033

JOHN CHRISTOPHER HOPGOOD
COMM EXPIRES 05/03/2022
NOTARY PUBLIC
NOTARY ID # 599033
STATE AT LARGE, KENTUCKY