Karen Johnson Davidson County
Batch# 916934 DEEDQC
09/15/2022 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220915-0102832

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		John Nixon and Jana Nixon 1713 Elysian Circle Brentwood, TN 37027-1511

Order Number: 103-2223546-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **John Nixon, married to Jana Nixon,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **John Nixon and Jana Nixon, Husband and Wife,** as joint tenants, whose address is 1713 Elysian Circle, Brentwood, TN 37027-1511, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot(s) 8, as shown on the map entitled Lochaven, of record in Instrument No. 20150414-0032949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 172-05-0C-008.00
Street address of property: 1713 Elysian Circle, Brentwood, TN 37027

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190403-0030048 in the Register's Office, Davidson County, Tennessee.

Signed this 3 day of Sept, 2022.

Signature of Grantors:

John Nixon

Jana Nixon

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 3 day of Sept, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came John Nixon and Jana Nixon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 172-05-0C-008.00
Street address of property: 1713 Elysian Circle, Brentwood, TN 37027

Oath of Consideration

I or we, John Nixon Jana Nixon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 3 day of Sept, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 3 day of Sept, 2022.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

FITCO
103-2223546-TN

Tennessee Certification of Electronic Document

I, **Naim Khalighi**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 03, 2022.

Affiant Signature

September 13, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this September 13, 2022,

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

Notary's Signature

MY COMMISSION EXPIRES: **March 07, 2023**