THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1051782 DEEDQC
09/19/2023 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073643

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James H. Nixon III, Affiant

Subscribed and sworn to before me,
this 19th day of September, 2023.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James H. Nixon III 4706 Lealand Lane Nashville, TN 37220	James H. Nixon III 4706 Lealand Lane Nashville, TN 37220	MAP 104 2B PARCEL 6CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Lori L. Williams (a/k/a Lori Williams Nixon)** (the "Grantor"), hereby forever quitclaim, release, and convey unto **James H. Nixon III**, his successors and assigns (the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 as shown on the site plan of Kingston Place Condominiums of record in Book 6423, page 394, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Kingston Place Homeowner's Association, Inc., as described in Master Deed of record in Book 6153, page 421, *et seq.*, said Register's Office.

Being the same property conveyed by Christopher D. Myrick and, Ellen E. Myrick to James H. Nixon III and Lori L. Williams, as Tenants in Common, by Warranty Deed dated July 15, 1996, of record in Book 10122, page 509, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 421, page 107; any and all restrictive covenants and/or easements running with the land; and Master Deed of record in Book 6153, page 421 and Book 6423, page 394.

This is improved property known as 114 Acklen Park Drive, Unit 6, Nashville, TN 37203.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 19th day of September, 2023.

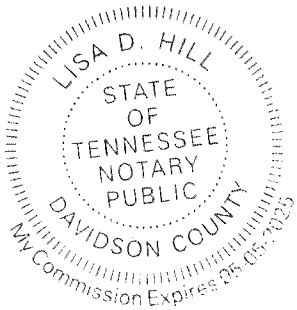
Lori Williams Nixon

Lori Williams Nixon (f/k/a Lori L. Williams)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lori Williams Nixon (f/k/a Lori L. Williams)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of September, 2023.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 Sept. 19, 2023.

9-19-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2023.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

