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# 1051786 DEEDQC
09/19/2023 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073649

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	117 15 0A 046.00

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 W. 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. A-202 on the Plan of Green Hills Terrace Condominiums of record in Book 5200, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed from P. Jason Keen and Anna Lindsay Keen to James H. Nixon, III and Lori W. Nixon, husband and wife, by Warranty Deed dated January 14, 2022, of record as Instrument Number 20220125-0008919, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all matters shown on any applicable recorded plan; all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 1900 Richard Jones Road, A202, Nashville, TN 37215.

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 William Nixon

Lori W. Nixon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lori W. Nixon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who 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.

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

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.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

