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# 1053683 DEEDQC
09/25/2023 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230925-0074998

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Lori Williams Nixon

Lori Williams Nixon, Manager of AWE Properties, LLC, Affiant

Subscribed and sworn to before me, this 22nd 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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
AWE Properties, LLC 4706 Lealand Lane Nashville, TN 37220	AWE Properties, LLC 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, **James H. Nixon III,** (the "Grantor"), hereby forever quitclaim, release, and convey unto **AWE Properties, LLC**, its 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 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. By Quitclaim Deed dated September 19, 2023, of record as Instrument Number 20230919-0073649, Register's Office for Davidson County, Tennessee, Lori W. Nixon conveyed her entire interest in the property to James H. Nixon III.

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 22nd day of September, 2023.

James H. Nixon III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James H. Nixon III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 22nd 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 September 22, 2023.

9-22-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of September, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

