Karen Johnson Davidson County
Batch# 1053687 DEEDQC
09/25/2023 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230925-0075004

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

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

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

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

Subscribed and sworn to before me,
this 22nd day of September, 2023.

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	131 05 0B 424.00

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:

A certain condominium located in Davidson County, Tennessee, being Apartment Unit No. 424 of Four Seasons Condominium Created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master

Deed at as shown on plat at Plat Book 5050, Page 30, all recording references to the Davidson County Tennessee Registers Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said unit.

Being the same property conveyed from Taylor C. Irwin to Lori Williams Nixon, Trustee of the 2012 Williams Family Irrevocable Trust FBO Lori Williams Nixon dated December 21, 2012, as to an undivided twenty-one percent (21%) interest, and Lori Williams Nixon, as to an undivided seventy-nine percent (79%) interest, by Warranty Deed dated April 14, 2023, of record as Instrument Number 20230414-0027613, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 19, 2023, of record as Instrument Number 20230919-0073612, Register's Office for Davidson County, Tennessee, Lori W. Nixon conveyed her entire seventy-nine percent (79%) interest in the property to James H. Nixon, III.

This property is conveyed subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of One Lot Subdivision, Clark Gower Property, as recorded in Plat Book 5050, Page 30.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hearafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Book 4821, Page 20; Book 5158, Page 230; Book 5271, Page 430; Book 6869, Page 157; Book 6869, Page 162 and Re-Recorded in Book 6870, Page 966; Book 7776, Page 899; Instrument No. 20010912-0099679 and Instrument No. 20120521-0043888.
- Sale and Assignment of Option as set forth in instrument recorded in Book 5388, Page 503.
- Letter recorded in Book 6847, Page 125.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 424 Summit Ridge Place, 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.



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)

