Karen Johnson Davidson County
Batch# 1073152 DEEDQC
11/17/2023 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231117-0089746

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. James Christopher Mixon, Affiant Subscribed and sworn to before me, this 14th day of November, 2023. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Christopher Mixon 3604 Hampton Avenue Nashville, Tennessee 37215	SAME	117 05 0 049.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, and pursuant to that certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce in Case No. 23D-699, in the Fourth Circuit Court For Davidson County, Tennessee, the receipt and sufficiency of which are hereby acknowledged, Patricia Maura Mixon, individually in her own right,

and also in her capacity as Trustee of the Trustee of The Patricia Maura Mixon Living Trust dated August 8, 2006, together called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to James Christopher Mixon, his heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of November, 2023.

Patricia Maura Mixon

Patricia Maura Mixon, individually

Patricia Maura Mixon

Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust dated August 8, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Maura Mixon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of November, 2023.

My Commission Expires: EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

3604 Hampton Ave.
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 31 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 31 fronts I 00 feet on the northerly margin of Hampton Avenue and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust, established by the Revocable Trust Agreement of Patricia Maura Mixon, dated August 8, 2006, by deed from Patricia Maura Mixon, of record as Instrument No. 20061005-0123565, Register's Office for Davidson County, Tennessee.

This is improved property known as 3604 Hampton Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 16, 2023.

November 17, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

