Karen Johnson Davidson County
Batch# 1073153 DEEDQC
11/17/2023 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231117-0089747

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--.

Patricia Maura Mixon

Patricia Maura Mixon, Affiant

Subscribed and sworn to before me, this 16TH day of November, 2023.

Notary Public
My Commission Expires: 01-11-26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Patricia Maura Mixon 401 Bowling Avenue Unit # 43 Nashville, Tennessee 37205	SAME	104 01 0 013.00

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, James Christopher Mixon, individually in his own

right, and also in his capacity as Trustee of the Trustee of The James Christopher 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 Patricia Maura Mixon, her 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 14th day of November, 2023.

James Christopher Mixon, individually

James Christopher Mixon, Trustee of The James Christopher 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 14th day of November, 2023.

My Commission Expires:

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

Notary Public

EXHIBIT A

3815 Lookout Drive
Legal Description

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

Lot No. 42 on the Second Revision of Valley View Subdivision, Section 1, as of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 57 feet on the southerly margin of Lookout Drive and runs back between lines, 102.69 feet on the easterly line and 101.26 feet on the westerly line to a line in the rear on which it measures 57 feet.

Being the same property conveyed to James Christopher Mixon, Trustee of the James Christopher Mixon Living Trust dated August 8, 2006, by deed from James Christopher Mixon of record as Instrument No. 20061013-0127565, Register's Office for Davidson County, Tennessee.

This is improved property known as 3815 Lookout Drive, Nashville, Tennessee 37209.

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 14, 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)

