Karen Johnson Davidson County
Batch# 1073160 DEEDQC
11/17/2023 11:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231117-0089757

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

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Patricia Maura Mixon 401 Bowling Avenue Unit # 43 Nashville, Tennessee 37205	SAME	104 13 0A 049.00 CO 090 15 0 125.00 102 03 0 004.00 102 03 0 003.00 090 12 0 144.00 090 12 0 135.00 104 11 0A 068.00 CO

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, called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property that was acquired by his former wife during the marriage, 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

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

All of the parcels of real estate described below were conveyed to Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust dated August 8, 2006, during the marriage of James Christopher Mixon and Patricia Maura Mixon. James Christopher Mixon signs this deed to convey any homestead and other marital rights to the subject properties since he was married to the owner when she acquired the properties.

104 13 0A 049.00 CO
401 Bowling Avenue, Unit 43, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Building Site No. 49, also designated as Unit No. 43, on the Plan of Richmeade Place, Section 3, of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a exact details as *to* location and placement of said Building Site.

Being the same property conveyed to Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust dated August 8, 2006, by deed from Ashish Sharma and Madhur Virathajenman, husband and wife, of record as Instrument No. 20230323-0021269, Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Bowling Avenue, Unit 43, Nashville, Tennessee 37205.

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090 15 0 125.00
537 River Rouge Drive, Nashville, Tennessee 37209

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 318, CHARLOTTE PARK, SECTION ELEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 79 AND 80, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust dated August 8, 2006, by deed from Jere Thomas Williams, of record as Instrument No. 20121128-0109360, Register's Office for Davidson County, Tennessee.

This is improved property known as 537 River Rouge Drive, Nashville, Tennessee 37209.

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102 03 0 004.00
633 Galaxie Drive, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 1079, on the Plan of Charlotte Park, Section 15, of record in Plat Book 3300, Page 75, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust under agreement dated August 8, 2006, by deed from Gary B. Tyler and Barbara L. Tyler, husband and wife, of record as Instrument No. 20160226-0018477, Register's Office for Davidson County, Tennessee.

This is improved property known as 633 Galaxie Drive, Nashville, Tennessee 37209.

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102 03 0 003.00
635 Galaxie Drive, Nashville, Tennessee 37209

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1078, CHARLOTTE PARK, SECTION 15, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 75, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to The Patricia Maura Mixon Living Trust dated August 8, 2006 with Patricia Maura Mixon, Trustee, by deed from Margaret B. Rotella, of record as Instrument No. 20120710-0060582, Register's Office for Davidson County, Tennessee.

This is improved property known as 635 Galaxie Drive, Nashville, Tennessee 37209.

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090 12 0 144.00
6300 Henry Ford Drive, Nashville, Tennessee 37209

Being Lot No. 161 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Henry Ford Drive at the corner of lots Nos. 161 and 177; thence with the line between said two lots northeastwardly 127.3 feet to the corner of lots Nos. 161 and 162; thence with the line between said two lots southeastwardly 138 feet to the northwesterly margin of Bagleyshop Drive; thence with said Drive southwestwardly 89.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 37 feet to the northeasterly margin of Henry Ford Drive; thence with said Drive northwestwardly 83.6 feet to the beginning.

Being the same property conveyed to The Patricia Maura Mixon Living Trust dated August 8, 2006, by deed from Virginia Maynard and Geraldine Rigsby, of record as Instrument No. 20130228-0020077, Register's Office for Davidson County, Tennessee.

This is improved property known as 6300 Henry Ford Drive, Nashville, Tennessee 37209.

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090 12 0 135.00
6305 Henry Ford Drive, Nashville, Tennessee 37209

BEING LOT NO. 180 ON TIC PLAT OF CHARLOTTE PARK, SECTION 2, OF RECORD IN BOOK 2663, PAGE 22 AND 23,(erroneously referenced in prior Deed as Plat Book 2663 Page 72) REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust dated August 8, 2006, by deed from Dorothy B. Bernard, unmarried, of record as Instrument No. 20201001-0113054, Register's Office for Davidson County, Tennessee.

This is improved property known as 6305 Henry Ford Drive, Nashville, Tennessee 37209.

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104 11 0A 068.00 CO
2134 Fairfax Avenue, Unit #E4, Nashville, Tennessee 37212

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E-4, PARCEL NO. 68 OF THE VILLAGER WEST CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5210, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF VILLAGER WEST CONDOMINIUM OF RECORD IN BOOK 5452, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

Being the same property conveyed to Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust dated August 8, 2006, by deed from Aaron Coffey, a single person, of record as Instrument No. 20130618-0062003, Register's Office for Davidson County, Tennessee.

This is improved property known as 2134 Fairfax Avenue, Unit #E4, Nashville, Tennessee 37212.

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)

