Karen Johnson Davidson County Batch # 1189922 DEEDQC 10/04/2024 11:49:05 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241004-0077242	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September 2024. Notary Public MY COMMISSION EXPIRES: 3/5/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The John Alexander Nixon, Sr. Revocable Living Trust	**Same**	**114-14-0-030.00**
(NAME) **378 Forrest Valley Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **John A. Nixon and Jeffery Nixon, joint tenants with the right of survivorship,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **John Alexander Nixon, Sr., Trustee of the John Alexander Nixon, Sr. Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the John Alexander Nixon, Sr. Revocable Living Trust, Dated September 30, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thousand Oaks Estates as of record at Book 3700, Page 82, Register's Office for said County.

Said Lot No. 3 fronts 115.81 feet on the easterly margin of Forrest Valley Drive, and extends back 286.32 feet on the southerly line, and 280.75 feet on the northerly line, to a line on the rear on which it measures 185.0 feet.

Being the same property conveyed to John A. Nixon and Jeffery Nixon, joint tenants with the right of survivorship, by Quitclaim Deed dated March 4, 2019, from John A. Nixon and Dyke Tatum, Trustee, of record in Instrument No. 20190305-0019781, Register's Office for Davidson County, Tennessee.

For purposes of this conveyance, John A. Nixon and John Alexander Nixon, Sr. are one in the same person.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **378 Forrest Valley Drive, Nashville, Tennessee 37209**

Witness our hands, this the 30th day of September, 2024.

JOHN A. NIXON

JEFFERY NIXON

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 **JOHN A. NIXON,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 30th day of September, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

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 **JEFFERY NIXON,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 30th day of September, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public