Karen Johnson Davidson County
Batch# 1257508 DEEDQC
04/08/2025 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250408-0026693

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

John Barry Nixon, Affiant

Subscribed and sworn to before me this 24th day of January, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
John Barry Nixon Kristen Leigh Nixon 921 Huntington Circle Nashville, Tennessee 37215	Same	131-06-0C-033.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **John Barry Nixon**, the "**Grantor**", does hereby convey and quitclaim unto **John Barry Nixon and Kristen Leigh Nixon (aka Kristen Leigh Stone)**, husband and wife, the "**Grantees**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 24th day of January, 2025.

John Barry Nixon

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared John Barry Nixon the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 24th day of January, 2025.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

A Certain tract or parcel of land in Davidson County, Tennessee, Described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plat of Burton Hills Village of Huntington Tract 10 of record in Book 6250, Page 612, Register's Office for said county.

Said Lot No. 145, which is a corner lot, fronts 85.00 feet on the northerly margin of Huntington Circle and fronts 62.85 feet on the easterly margin of an unnamed street (said frontage being a broken line) said frontages being joined by a curve having a length of 23.56 feet and extends back 110.00 feet on the northerly line and 70.00 feet on the easterly line, to a point of intersection.

Being the same property conveyed to John Barry Nixon, by Warranty Deed from John Beebe Nixon, Trustee of the Mary Jordan Nixon Irrevocable Trust Dated December 14, 2020, of record in Instrument No. 20210429-0057285, dated April 28, 2021, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 921 Huntington Circle Nashville, TN 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 January 24, 2025 (date of document).

Affiant Signature

4/7/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

