Davidson County DEEDQC
Recvd: 02/22/16 08:55 3 pgs
Fees:22.00 Taxes:0.00
20160222-0016311

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

Phillip W. Rader
AFFIANT

Subscribed and sworn to before me this 12 day of Feb, 2016

NOTARY PUBLIC
My Commission Expires: 8.14.17

ANDREW TRUMPINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER:
Janice H. Rader
513 Griffin Circle
Hermitage, TN 37076

SEND TAX BILLS TO:
Owner

Map/Parcel 064160E0300CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the express purpose of creating a tenancy by the entirety with the named parties, **Janice H. Bell n/k/a Janice H. Rader, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee ("Grantee"), his heirs successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being all of Unit No. 37 in Building 10 as shown on the site layout Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice H. Bell, by deed from Phillips Builders, LLC a Tennessee limited liability company of record in 20070108-0121636 Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Janice H. Rader

Janice H. Rader
f/k/a Janice H. Bell

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Phillip W. Rader and wife Janice H. Rader (f/k/a Janice H. Bell),** as tenants by the entirety the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 12th day of February, 2016.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Janice H. Rader, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 12th day of February, 2016.

Notary Public

My Commission Expires: 8.14.17

STATE OF TENNESSEE)
COUNTY OF Wilson **)**

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of February, 2016.

Notary Public

My Commission Expires: 8.14.17

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

