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BILL GARRETT, Davidson County
Trans:T20170064242 DEEDQC
Recvd: 07/26/17 14:59 2 pgs
Fees:17.00 Taxes:0.00
20170726-0075822

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

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

AFFIANT

Subscribed and sworn to before me
this 21 day of July, 2017.

NOTARY PUBLIC
My Commission Expires: 8/27/19

ADDRESS OF NEW OWNER:
Nichole Sims
7721 Dan Kestner Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Owner

DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Map/Parcel 128100242.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the purposes of creating a tenancy by the entirety with the below named individuals, **Nichole Sims, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee ("Grantee"), his, successors and assigns.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 12 on the First Revision to Meade Vue Subdivision, a Planned Unit Development, as of record in Instrument No. 20131022-0110229 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nichole Sims by deed from Samuel Brooks Bass and wife, Lori Shae Bass of record in Instrument No 20160805-00811468 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may

affect the premises.

Grantors 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.

Nichole Sims

And now, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **Nichole Sims and Michael Fabrizio as tenants in common with rights of survivorship** 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.

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nichole Sims, 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 14th day of July, 2017.

Notary Public

My Commission Expires: 01/04/21

MIRANDA HAMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 21st day of July, 2017.

Notary Public

My Commission Expires: 4-13-19

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY