Bill Garrett Davidson County
Batch# 28228 DEEDQC
11/20/2017 02:18:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171120-0119007

: ***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

AFFIANT

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 14th day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 3.17.21

ADDRESS OF NEW OWNER:
James Messinese
8076 Canonbury Drive
Nolensville, TN 37135

SEND TAX BILLS TO:
Owner

Map/Parcel 186-04-0-A-035.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **James Messinese ("Grantor")** hereby conveys all of his 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. 220 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, (as corrected in Instrument No. 20060427-0048557) Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Messinese by deed from Thomas E. McClanahan and wife, Arminta Lou McClanahan and Ainslee M. Brown of record at Instrument No. 20160104-0000211 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.

James Messinese

James Messinese

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **James Messinese and wife, Katherine Mae Messinese 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.

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand, at office, this 14th day of November, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

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 14th day of November, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY