Bill Garrett Davidson County
Batch# 67800 DEEDQC
03/12/2018 12:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180312-0023114

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:
June Newby Byrd
236 Hearthstone Manor Lane
Brentwood, TN 37027

Send Tax Bills To:
June Newby Byrd
236 Hearthstone Manor Lane
Brentwood, TN 37027

Map and Parcel No.
160-15A-59

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **June Newby Byrd** ("Grantor") hereby quitclaims, conveys and transfers unto **Stuart A. Byrd**, a 5% interest as Tenant in Common, **Adam Michael Pate**, a 31 2/3% interest as Tenant in Common, **Curtis Stuart Newby** a 31 2/3% interest as Tenant in Common and **Craigen Eugene Newby** a 31 2/3% interest as Tenant in Common ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, reserving a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property or the proceeds thereof to any person, including herself, without the permission of the Grantee. The general power of appointment shall terminate upon the death of the Grantor.

Land in Davidson County, Tennessee, being Unit No. 59 on the Condominium Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **June Newby Byrd**, by Warranty Deed, from **Robert D. Brown and Susan B. Kaestner, Co-Executors of the Estate of Priscilla H. Brown, deceased**, dated July 25, 2011, of record in Instrument No. 20110729-0058044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6250, page 990, said Register's Office; (b) restrictive covenants of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Book 11749, page 481 and Instrument No. 20060510-0054690, said Register's Office; (c) charter of record in Book 6437, page 852, Book 7679, page 16, Book 7769, page 494, said Register's Office; (d) bylaws of record in Book 7403, page 568, said Register's Office; (e)

quitclaim deed of common areas to homeowners association of record in Book 6499, page 739 and Book 6582, page 158, said Register's Office; and (f) utility easement of record in Book 11651, page 270, said Register's Office.

This is improved property known as: **236 Hearthstone Manor Lane, Brentwood, TN 37027**.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 1st day of March 2018.

June Newby Byrd
June Newby Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **June Newby Byrd** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March 2018.

Susan H Rich
Notary Public

My Commission Expires:
05/01/2021

WILLIAMSON COUNTY SUSAN H RICH NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. MAY 1, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

June Newby Byrd
Affiant

Sworn to and subscribed to before me, this the 1st day of March 2018.

Susan H Rich
Notary Public

My Commission Expires:
05/01/2021

SUSAN H. RICH NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. MAY 1, 2021 WILLIAMSON COUNTY