Bill Garrett Davidson County
Batch# 90664 DEEDQC
05/10/2018 09:10:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180510-0044762

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Julian B. Wells, Trustee, Julian B. Wells Revocable Living Trust Agreement
507 Midway Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map and Parcel No.
Map 117-11B
Parcel 38

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, **Julian Wells** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Julian B. Wells, Trustee, Julian B. Wells Revocable Living Trust Agreement dated April 27, 2018** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Unit No. C-6, Parcel No. 38, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water and electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

Being the same property conveyed to **Julian Wells**, by Warranty Deed dated March 31, 2003, from **Frank A. Wilk**, recorded in Instrument No. 20030421-0052030, Register's Office of Davidson County, Tennessee.

This conveyance us subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 178, said Register's Office.

Julian Wells and **Julian B. Wells** are one and the same person.

This is improved property known as: **3600 Hillsboro Pike, #C-6, Nashville, TN 37215.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 27th day of April 2018.

Julian Wells

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 **Julian Wells**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April 2018.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed to before me, this the 27th day of April 2018.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY