Bill Garrett Davidson County
Batch# 90664 DEEDQC
05/10/2018 09:10:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180510-0044763

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:	Send Tax Bills To:	Map and Parcel No.
Julian B. Wells, Trustee, Julian B. Wells Revocable Living Trust Agreement 507 Midway Circle Brentwood, TN 37027	New Owner	117-3B-154

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 B. Wells, Jr.** ("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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-12, of The Villager Condominiums, of record in Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to **Julian B. Wells, Jr.**, by Warranty Deed dated July 25, 2005, from **James Steven Kelly**, recorded in Instrument No. 20050811-0095169, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of The Villager Condominiums, of record in Book 5434, Page 665, as corrected at Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way granted to State of Tennessee, of record in Book 4808, Page 424, Register's Office for said County.

4. Right of others in and to the common elements.

This is improved property known as: **2601 Hillsboro Pike, #J-12, Nashville, TN 37212.**

(Description from prior deed of record).

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

Julian B. Wells, Jr.

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 B. Wells, Jr.**, 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