Karen Johnson Davidson County
Batch# 189828 DEEDQC
01/30/2019 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190130-0008873

Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Franklin, TN 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Diane A. Cater	**Diane A. Cater**	**064-12-0A-530.00-CO**
530 Knapp Farm Drive	**530 Knapp Farm Drive**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to create a tenants in common with right of survivorship, with the named party **Diane A. Cater, unmarried, ("Grantor"),** does hereby quitclaim and convey her interest unto **Donald R. Barrett, Jr., Trustee**, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 530, on the Plan of Fox Run, Second Revision - Part of Section 2, and First Revision - Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane A. Cater, married by Warranty Deed from Mary Ellen Warren, an unmarried woman, dated September 29, 2017 and filed of record on October 3, 2017 in Instrument Number 20171003-0101352, Registers Office of Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Diane A. Cater

Diane A. Cater

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Diane A. Cater, unmarried, Joshua Brooks Cater, unmarried and Annie Faith Cater, unmarried, 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 30th day of January, 2019.

Donald R. Barrett, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane A. Cater**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2019.

Debbie A. Mitchell
Notary Public

My Commission Expires: 5/17/2021

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald R. Barrett, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2019.

Debbie A. Mitchell
Notary Public

My Commission Expires: 5/17/2021

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to before me this the 30th day of January, 2019.

Debbie A. Mitchell
Notary Public

My Commission Expires: 5/17/2021

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County