This Instrument Prepared By:
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 296177 DEEDQC
10/04/2019 12:10:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191004-0101869

New Owner:	Send Tax Bill:	Map/Parcel
Karen J. Bailey, Trustee of the Karen J. Bailey Revocable Living Trust dated September 17, 2002 5117 Fredericksburg Way East Brentwood, TN 37027	~~Address~~ Suntrust Mortgage, Inc. P.O. Box 57078 Irvine, CA 92619	Map 171.03 / Parcel 013.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Karen J Bailey
AFFIANT

Sworn to and subscribed before me this 5 day of September 2019.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KAREN J. BAILEY**, unmarried, by these present do hereby quitclaim and convey unto **KAREN J. BAILEY, TRUSTEE OF THE KAREN J. BAILEY REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2002**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section 1B Fredericksburg as of record in Plat Book 7900, page 552, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karen J. Bailey, an unmarried woman, by deed dated August 21, 2003, from Russell L. Parker and wife, Carolyn M. Parker, of record in Instrument No. 20030828-0125332, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR**
2. **Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons). Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).**
3. **By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.**
4. **Charter of Incorporation of Fredericksburg Homeowners Association of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.**
5. **All matters appearing on the Plan of record in Plat Book 7900, pages 509 and 807, Register's Office for Davidson County, Tennessee.**
6. **All matters appearing on the Plan of record in Plat Book 7900, page 552, Register's Office for Davidson County, Tennessee.**

This is improved property known as 5117 Fredericksburg Way East, Brentwood, TN 37027.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

WITNESS MY HAND this 5 day of September, 2019.

By: Karen J. Bailey

KAREN J. BAILEY

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 Karen J. Bailey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 5th day of Sept, 2019.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

