This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

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# 332782 DEEDQC
12/20/2019 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191220-0131547

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Matthew D. Faulk 2043 Ryecroft Lane Franklin, TN 37064	SAME	172.13-0A-039.00-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][4]).

Cynthia J. Key
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Sworn to and subscribed before me this December 18, 2019.

Notary Public

My Commission Expires: Expires 03-30-2021

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, we, Jayne Ellen Jones, unmarried (with seventy-five percent interest) and Cynthia J. Key, unmarried (with twenty-five percent interest), as tenants in common, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to Matthew D. Faulk, married.

[*Remainder of This Page Left Intentionally Blank.*]

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND this this December 18, 2019.

By: Jayne Ellen Jones
JAYNE ELLEN JONES

Cynthia J. Key
CYNTHIA J. KEY

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 CLIENT, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this this December 18, 2019.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Section One, Williams Grove, of record in Book 9700, page 520, as amended in Book 9700, pages 580, 581 and 582, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jayne Ellen Jones, unmarried (with seventy-five percent interest) and Cynthia J. Key, unmarried (with twenty-five percent interest), as tenants in common by Warrant Deed from Michael S. Biek and wife, Linda L. Biek, of record in Instrument No. 20041215-0149156, Register's Deed for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record, including the following:

This conveyance is subject to all matters appearing on the plan of Williams Grove, Section 1, of record in Book 9700, Page 520, as amended in Book 9700, pages 580, 581 and 582; Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 10741, page 678, amended in Book 11167, page 755 and Book 11643, page 316 and Instrument No. 199912060300190 and Instrument No. 200105140049490; Homeowners' Association Charter contained in instrument of record in Book 10741, page 671 and amended in Instrument No. 200106180064214; Storm Water Detention Agreement contained in instrument of record in Book 10951, page 699; Conveyance of Common Area contained in instrument of record in Instrument No. 20010514-0049489, Instrument No. 20011226-0142132; All easements, restrictions and other matters of record in said register's office.

This is improved property known as 120 Newton Nook, Brentwood, TN 37027.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023