Karen Johnson Davidson County
Batch# 359455 DEEDQC
02/18/2020 10:21:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20200218-0017737

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of February, 2020.

Kimberly D Hicks
NOTARY PUBLIC
My Commission Expires: 2-21-22

BERLY D HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Marcos Grodetzky
1769 Eastwick Lane
Nashville, TN 37221

SEND TAX BILLS TO:
Owner

Map/Parcel 141050A61700CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the purpose of making a re-conveyance to create the below referenced tenancy with the named parties, **Marcos Grodetzky and Luciana Holland de Oliveira ("Grantor")** hereby convey all of their right title and interest to the hereinafter descried property to **Donald R. Barrett, Jr., Trustee, ("Grantee"), his, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 617 on the Plan of Avondale Park, Phase 3, section 3 of record in Instrument No. 20170324-0028914 Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marcos Grodetzky and Luciana Holland de Oliveria by deed from NVR, Inc., T/A Ryan Homes of record at Instrument No. 20170324- Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Marcos Grodetzky

Luciana Holland de Oliveira

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey a life estate **to Marcos Grodetzky and wife Luciana Holland de Oliveira as Tenants by the Entirety between them and with Renata Grodetzky Barbalat 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.

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marcos Grodetzky and Luciana Holland de Oliveira with whom I am personally acquainted, (or who proved themselves on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of February, ~~2019.~~ 2020

Notary Public

My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of February, ~~2019.~~ 2020

Notary Public

My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

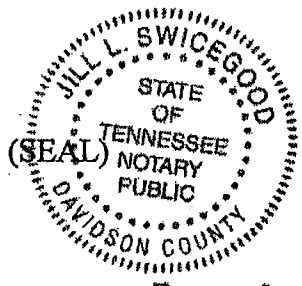
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900