"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH PERFORMED"

Address of New Owner

Virginia J. Sexton
106 Creekwood Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as Above

Karen Johnson Davidson County
Batch# 383972 DEEDQC
04/09/2020 01:57:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200409-0037796

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Map & Parcel: 64-12-0-A-422

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, **JoAnn Brooks,** and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said **JoAnn Brooks,** unmarried, does hereby convey and Quitclaim unto **Virginia J. Sexton**, her heirs and assigns, all of her right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 422, of Fox Run Condominium, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Richard J. Barr and JoAnn Brooks as joint tenants with right of survivorship, by deed of record in Instrument No. 20120927-0088090, Register's Office for Davidson County, Tennessee. Richard J. Barr is now deceased, having died on February 26, 2020.

This is improved property known as 422 Hunters Place, Hermitage, Tennessee 37076.

WITNESS MY HAND this 6th day of April, 2020.

JoAnn Brooks
JOANN BROOKS

STATE OF TENNESSEE
COUNTY OF WILSON

On the 10th day of April, 2020, before me, the undersigned, personally appeared JoAnn Brooks, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 10th day of April, 2020.

Cassie A Karsten
NOTARY PUBLIC

My commission expires: 7-24-23

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

JoAnn Brooks
Affiant

Subscribed and sworn to before me this the 10th day of April, 2020.

Cassie A Karsten
Notary Public

My Commission Expires: 7-24-23

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY