Karen Johnson Davidson County
Batch# 442567 DEEDQC
07/23/2020 08:29:44 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20200723-0080837

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 20th day of July, 2020.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/9/24

ADDRESS OF NEW OWNER:
James W. Garrett, Jr.
5008 Southfork Blvd
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel 049 K F 004.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Jim Garrett and wife, Jane Garrett ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described 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 unit No. 19 as shown on the Plan of Hermitage Springs, Townhomes, Section One, of record as Instrument No. 20010801-0081514 Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jim Garrett and wife, Jane Garrett by deed from Weckesser Builders, LLC a Tennessee limited liability company of record as Instrument No. 20031209-0176543 Register's Office for Davidson County, Tennessee.

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

J W Garrett Jr.
Jim Garrett

Jane M Garrett, Jr.
Jane Garrett

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey to unto **James W. Garrett, Jr. and wife, Jane Garrett and James W. Garrett, III and Jonathan C. Garrett 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)

Personally appeared before me the undersigned, a Notary Public of the state and county aforesaid via real-time audio and visual communication, , the within named Jim Garrett and wife, Jane Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of June, 2020.

Notary Public

My Commission Expires: 8/15/22.

Donald R. Barrett Jr. Notary Public State of Tennessee 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 20th day of July, 2020.

Notary Public

My Commission Expires: 7/9/22

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY