This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
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.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 551095 DEEDQC
01/11/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210111-0004230

New Owner:	Send Tax Bill:	Map/Parcel
Barry Trevor Willmott 4412 Illinois Avenue Nashville, Tennessee 37209	US Bank Mortgage PO Box 790415 St. Louis, MO 63179	091 12 0 013.00

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]).

Karen Johnson Willmott
AFFIANT

Sworn to and subscribed before me this 8th day of January 2021.

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 JOHNSON WILLMOTT, TRUSTEE OF THE KAREN JOHNSON WILLMOTT REVOCABLE LIVING TRUST DATED AUGUST 20, 2013**, (Grantor), by these present do hereby quitclaim and convey unto **BARRY TREVOR WILLMOTT**, and unmarried man, (Grantee), his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

BEING parts of Lots 121, 123, 125, 127, 129 and 131, Block 66 on the Plan No. 1 of West Nashville of record in Book 57, page 74 and 75 in the Register's Office for Davidson County, Tennessee, and 12 feet of an alley closed by Ordinance 94-1139.

BEGINNING 55 1/2 feet east of the northeast corner of Fourth Street, now 45th Avenue, and Illinois Avenue and running then easterly 62 feet along the northern margin of Illinois Avenue to the center of an abandoned alley; thence at right angles northwardly 150 feet; thence at right angles westwardly 62 feet; thence at right angles southerly and parallel with said Fourth Street, now 45th Avenue, 150 feet to the beginning.

BEING the same property conveyed to Karen Johnson Willmott, Trustee of the Karen Johnson Willmott Revocable Living Trust u/t/a dated the 20th day of August, 2013 by deed from Barry T. Willmott, unmarried, a One-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Karen Willmott and husband, Rick Willmott, a One-half (1/2) undivided interest, dated January 2, 2014, of record as Instrument No. 20140106-0001272 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4412 Illinois Avenue, Nashville, Tennessee 37209.

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

WITNESS MY HAND this 8th day of January, 2021.

By: Karen Johnson Willmott
KAREN JOHNSON WILLMOTT, *Trustee*

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 Johnson Willmott, with whom I am personally acquainted (or who proved by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 8th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

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

CERTIFICATION

I, Ryan Knight, 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, L. Beth Pearce, a notary public for this county and state, Ryan Knight, 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: 9/09/2022

L. BETH PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY