Karen Johnson Davidson County
Batch# 560688 DEEDQC
01/26/2021 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210126-0011133

Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:
115 Gayle Dr
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

Map-Parcel:
06304006600

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making the re-conveyance described herein Brandy Denning, a married woman (Grantor) does hereby quitclaim and convey her interest unto Donald R. Barrett, Jr., Trustee, his successors and/or assigns (Grantee) the following described parcel of land in Rutherford County, Tennessee:

Land in the City of Lakewood, Davidson County, Tennessee, being Lot No. 6 on the Plan of Polly Acres Subdivision as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 90 feet on the Easterly margin of Gayle Drive runs back between parallel lines measuring 198.81 feet on the Northerly line and 198.81 feet on the Southerly line to a line in the rear 90 feet thereon.

Being the same property conveyed to Brandy Denning, a married woman by Warranty Deed from Charles Anthony Donoho, a married man and Leslie Michael Donoho, a married man of record in Instrument No. 20201210-0144680, in the Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances 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.

Witness my hand this 25th day of January, 2021.

Brandy Denning
Brandy Denning

And now, I, the said Donald R. Barrett, Jr., for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto Brandy Denning and James Hicks, III, wife and husband, 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of January, 2021.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandy Denning with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th **day of** January, **20** 21.

Notary Public

My Commission Expires: 10/12/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th **day of** January, **20**21.

Notary Public

My Commission Expires: 10/12/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th **DAY OF** January, **20** 21.

Notary Public

My Commission Expires: 10/12/24

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.

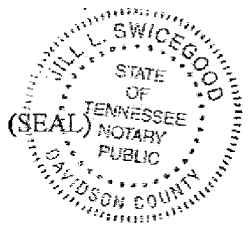
Attorney or Custodian

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

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