THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 564775 **DEEDQC**
02/01/2021 08:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210201-0013835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 27 day of January, 2021.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

NOTARY PUBLIC

Address New Owners as Follows:
Joshua T. Fykes, Trustee
508 Broadwell Drive
Nashville, TN 37220

Send Tax Bills To:
SAME

Map-Parcel:
119-12-0-084.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joshua Fykes and wife, Tiffany Fykes,** Grantor, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Joshua T. Fykes and Tiffany E. Fykes, Trustees of the Joshua and Tiffany Fykes Living Trust dated October 1, 2020, and any amendments thereto,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of BattleWood Section 1, as of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County.

Said Lot No. 63 fronts 96.27 feet on the Easterly side of Cameo Drive and runs back between lines measuring 285.95 feet on the North line and 242.3 feet on the South line to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife by Warranty deed from Michael Sharp and wife, Cindy Sharp, husband and wife of record in Instrument No. 20180927-0095871 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on September 27, 2018.

This property is known as: **29 Cameo Drive Nashville, Tennessee 37211**

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 acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27 day of January, 2021.

Joshua Fykes

Tiffany Fykes

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joshua Fykes and Tiffany Fykes**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 27 day of January, 2021.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7-20-24