THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

MAIL

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

June Newby Byrd
236 Hearthstone Manor Lane
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
160-15A-59

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 5 day of January, 2021.

Notary Public

My Commission Expires:
1/24/22

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **June Newby Byrd, having previously conveyed a 5% interest as Tenant in Common to Stuart A. Byrd in Instrument No. 20180312-0023114,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto myself, **June Newby Byrd, the 5% interest previously conveyed to Stuart A. Byrd in Instrument No. 20180312-0023114.** HEREINAFTER CALLED GRANTEE(S), HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN ~~Williamson~~ Davidson **County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

The reconveyance to June Newby Byrd is made using the powers reserved by herself including a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property or the proceeds to any person, including herself, without the permission of the Grantee.

Said property is commonly referred to as 236 Hearthstone Manor Lane, Brentwood, TN 37027.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of January, 2021.

June Newby Byrd

Karen Johnson Davidson County
Batch# 570712 **DEEDQC**
02/09/2021 09:09:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210209-0018210

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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 **June Newby Byrd**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of January, 2021.

My commission expires: 10-11-22 Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 59 on the Condominium Site Plat of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart A. Byrd, a 5% interest as Tenant In Common, Adam Michael Pate, a 31 2/3% interest as Tenant In Common, Curtis Stuart Newby a 31 2/3% interest as Tenant in Common and Craigen Eugene Newby a 31 2/3% interest as Tenant in Common by quitclaim deed from June Newby Byrd dated March 1, 2018 of record in Instrument No. 20180312-0023114; said Register's Office for Davidson County, Tennessee.

June Newby Byrd is reserving a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property or the proceeds to any person, including herself, without the permission of the Grantee. The general power of appointment shall terminate upon the death of the Grantor.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6250, page 990, said Register's Office; (b) restrictive covenants of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Book 11749, page 481 and Instrument No. 20060510-0054690, said Register's Office; (c) charter of record in Book 6437, page 852, Book 7679, page 16, Book 7769, page 494, said Register's Office; (d) bylaws of record in Book 7403, page 568, said Register's Office; (e) quitclaim deed of common areas to homeowners association of record in Book 6499, page739 and Book 6582, page 158, said Register's Office; and (f) utility easement of record in Book 11651, page 270; said Register's Office.