1254191

Karen Johnson Davidson County
Batch# 705389 DEEDQC
08/26/2021 11:05:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20210826-0115349

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.

Lisa Patton Southard
AFFIANT

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 12 day of August, 2021.

M Schneider
NOTARY PUBLIC
My Commission Expires: 3/25/23

ADDRESS OF NEW OWNER:
William Alexander Brown
1166 Greenland Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Owner

Map/Parcel 06112020500

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Lisa Patton Southard and William Alexander Brown ("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 the easterly 35 feet of Lot No. 34 and the westerly 32½ feet of Lot No. 36 on the Subdivision Plat of Greenland Tract, a plan of which is record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 67½ feet on the southerly side of Greenland Avenue and run back between parallel lines 440 feet to a dead line.

Being the same property conveyed to Lisa Patton Southard and William Alexander Brown, as tenants in common with rights of survivorship by Warranty Deed from Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman, dated 04/23/2021 and recorded 04/29/2021, of record in Instrument 20210429005726, 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

Effective the 12 **of** August **, 2021**

Lisa Patton Southard

Lisa Patton Southard

William Alexander Brown

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey to unto **Stuart Sloane Southard, Lisa Patton Southard, husband and wife and William Alexander Brown, a single man, 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, the within named **Lisa Patton Southard and William Alexander Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of August, 2021.

Notary Public

My Commission Expires: 3/25/23.

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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 12 day of August, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/2021.

Kimberly D Hicks
Affiant
Date: 8/17/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of August, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON